

Energy performance certificate (EPC)

STUDIO 1 THE BOARDWALK BRIGHTON MARINA BRIGHTON BN2 5ZB	Energy rating B	Valid until: 18 May 2033
		Certificate number: 7737-9016-4484-8716-6657

Property type

Offices and Workshop Businesses

Total floor area

271 square metres

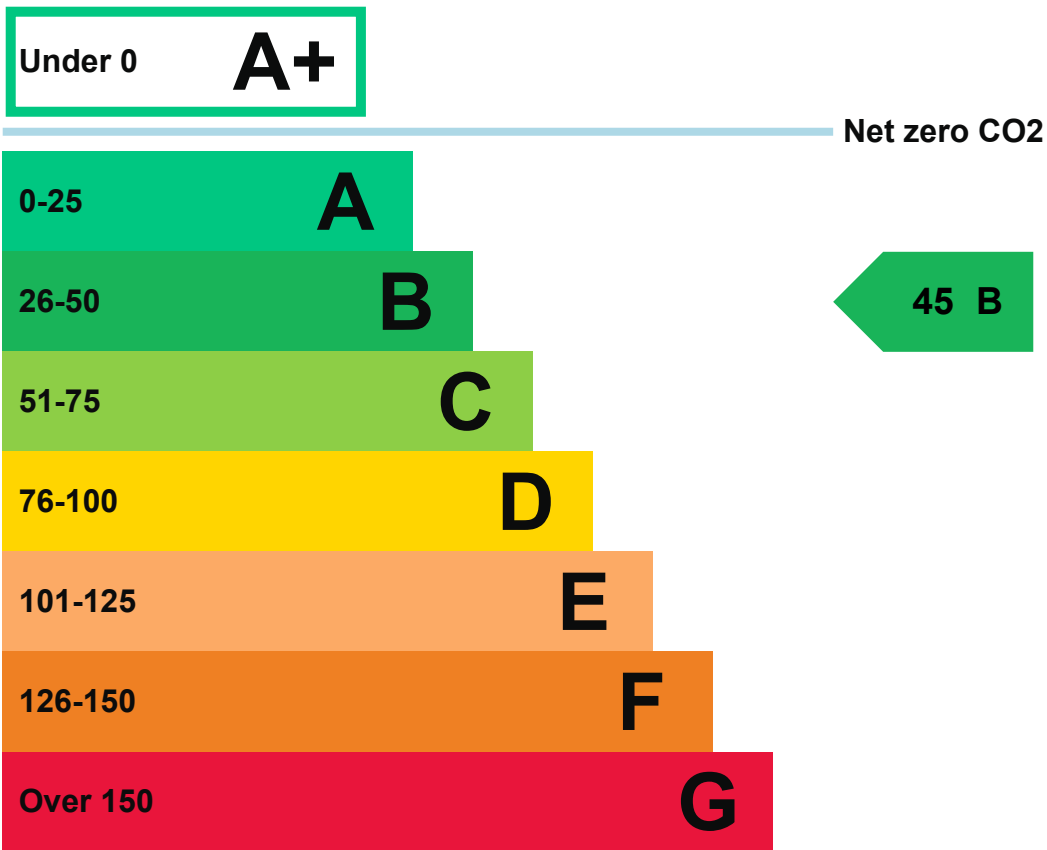
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

4

Building emission rate (kgCO₂/m² per year)

19.32

Primary energy use (kWh/m² per year)

206

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7249-4262-2666-0949-6763\)](/energy-certificate/7249-4262-2666-0949-6763).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Mr Terry Tsakistras, DipNDEA, DipNDEA(Scotland), DipDEC, DipGDNDA, BOHS P402.

Telephone

07808292535

Email

terry@tagepc.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO002091

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Employer**

Trinity Alexander Group info@tagepc.co.uk

Employer address

15 Whitehall, Westminster, London SW1A 2DD

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

3 May 2023

Date of certificate

19 May 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

Energy performance certificate (EPC)

Unit 5
Boardwalk Level
Waterfront
Brighton Marina
BRIGHTON
BN2 5WA

Energy rating

B

Valid until: **15 August 2031**

Certificate number: **0087-3203-2379-6779-6750**

Property type

A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area

436 square metres

Rules on letting this property

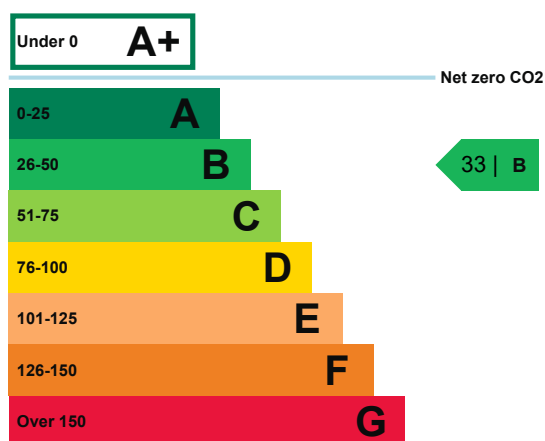
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 | B

If typical of the existing stock

79 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	78.06
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Primary energy use (kWh/m ² per year)	458
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2365-4778-2097-7609-7301\)](#).

Contacting the assessor and accreditation scheme

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Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Damian Williamson
Telephone	0345 111 7700
Email	info@vitaldirect.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID207806
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	Vital Direct Ltd
Employer address	Grenville Court, Britwell Road, Burnham, Slough, SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 August 2021
Date of certificate	16 August 2021

Energy performance certificate (EPC)

STUDIO 4 THE BOARDWALK BRIGHTON MARINA BRIGHTON BN2 5ZB	Energy rating B	Valid until: 18 May 2033
		Certificate number: 8803-4885-7911-5336-8085

Property type

Offices and Workshop Businesses

Total floor area

270 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

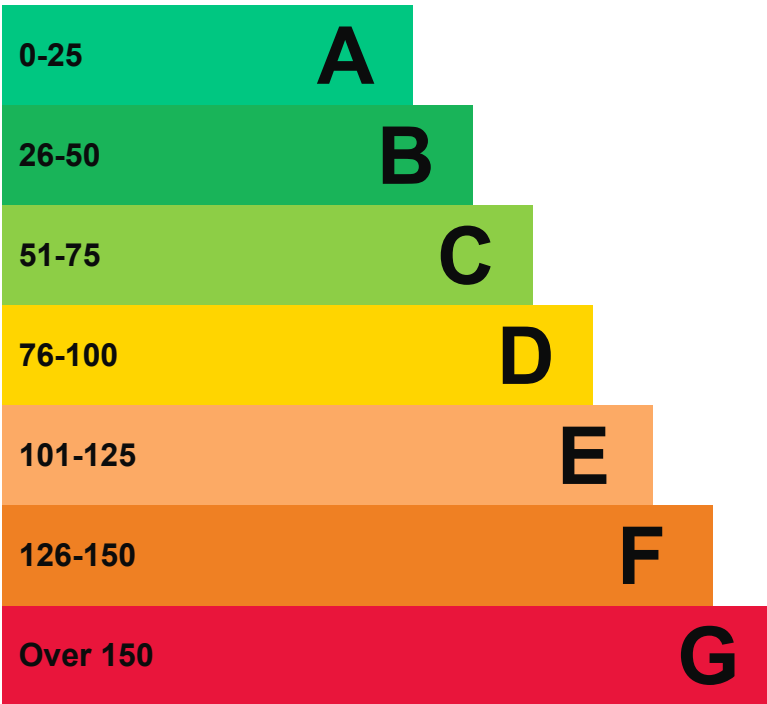
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Energy efficiency rating for this property

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Under 0 **A+**

Net zero CO2



44 B

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How this property compares to others

Properties similar to this one could have ratings:

If newly built

17 A

If typical of the existing stock

68 C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

4

Building emission rate (kgCO₂/m² per year)

11.09

Primary energy use (kWh/m² per year)

119

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8834-8719-5876-9922-2453\)](/energy-certificate/8834-8719-5876-9922-2453).

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Energy performance certificate (EPC)

STUDIO 3 THE BOARDWALK BRIGHTON MARINA BRIGHTON BN2 5ZB	Energy rating B	Valid until: 17 May 2033
		Certificate number: 1396-3935-0214-3132-8879

Property type

Offices and Workshop Businesses

Total floor area

286 square metres

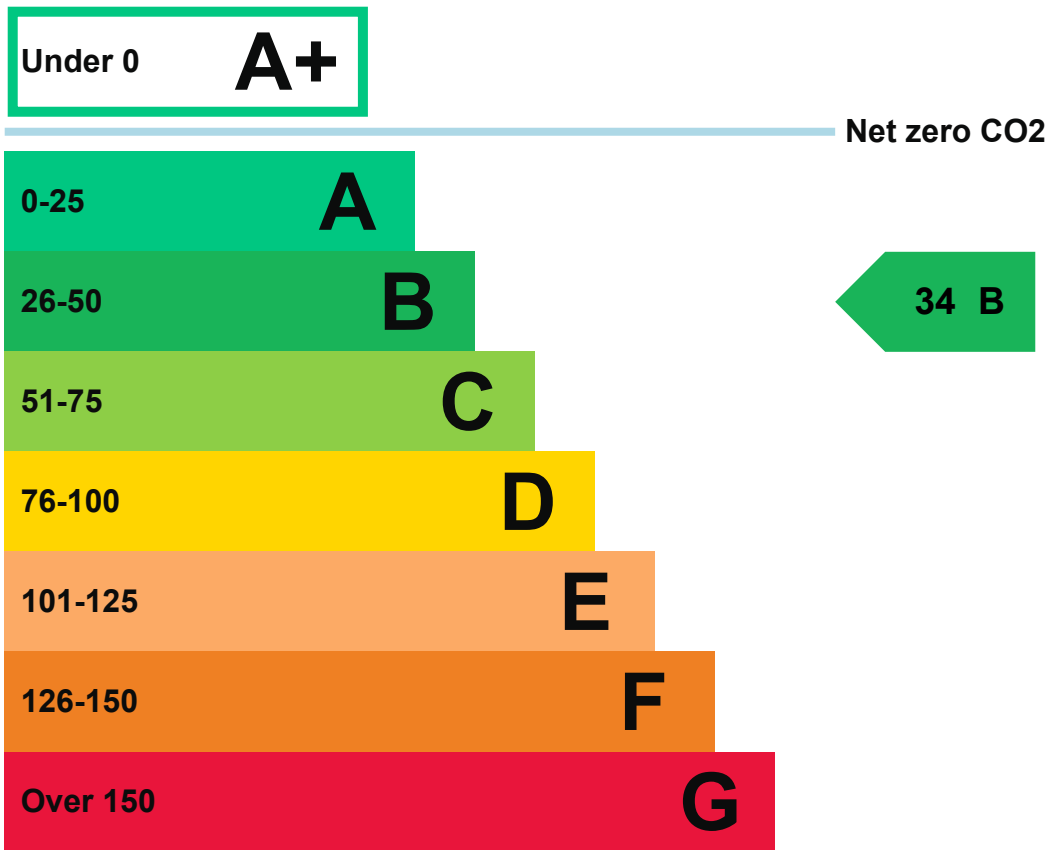
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How this property compares to others

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If newly built

12 A

If typical of the existing stock

48 B

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

4

Building emission rate (kgCO₂/m² per year)

12.92

Primary energy use (kWh/m² per year)

139

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8170-8261-3341-7165-1698\)](/energy-certificate/8170-8261-3341-7165-1698).

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