



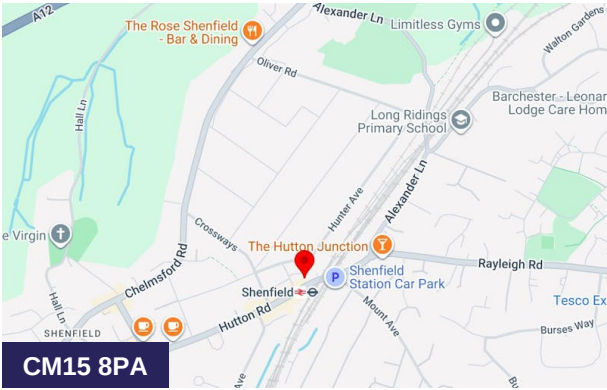
250 Hutton Road
Shenfield, Brentwood, CM15 8PA

894 sq ft
(83.06 sq m)

250 Hutton Road, Shenfield, Brentwood, CM15 8PA

Summary

Available Size	894 sq ft
Rent	£32,000 per annum
Rateable Value	£26,750
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	£1,800 per annum
EPC Rating	C (53)



Viewing & Further Information



Graham Green
01277 223594 | 07703 209691
graham@massandco.com

Energy performance certificate (EPC)

250 Hutton Road SHENFIELD CM15 8PA	Energy rating C	Valid until: 21 December 2030
		Certificate number: 6402-0509-0285-0006-2779

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	89 square metres

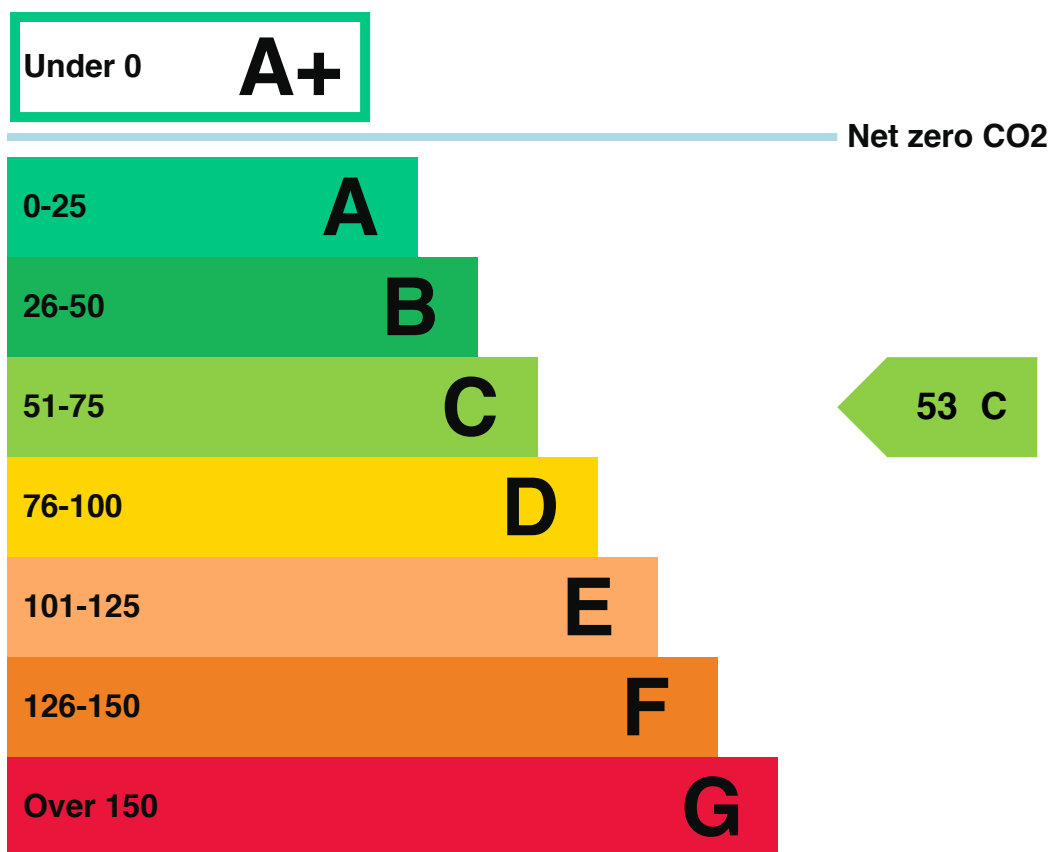
Rules on letting this property

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 rating and score

This property’s energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

19 A

If typical of the existing stock

55 C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	356.56
Primary energy use (kWh/m² per year)	2029

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2374-3941-3903-0692-9184\)](/energy-certificate/2374-3941-3903-0692-9184).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Dean Mortimer
------------------------	---------------

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001680
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	D E M Associates
-----------------	------------------

Employer address	Botelers, Basildon Essex, SS165SE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 December 2020
Date of certificate	22 December 2020

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OGI

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)