

Energy performance certificate (EPC)

5 Gatwick Metro Centre
Balcombe Road
HORLEY
RH6 9GA

Energy rating

C

Valid until:

3 November 2035

Certificate number:

8061-6757-1487-2414-2944

Property type	Offices and Workshop Businesses
Total floor area	224 square metres

Rules on letting this property

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

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are labeled with their respective rating ranges and the rating letter. A green arrow points to the 'C' rating, which corresponds to a score of 55. A vertical line indicates the 'Net zero CO2' target at the 'A+' rating.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	77 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/8061-6757-1487-2414-2944?print=true>

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Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	15.46
Primary energy use (kWh/m ² per year)	111

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3273-4680-1820-7395-1418\)](/energy-certificate/3273-4680-1820-7395-1418).

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	John Hole
Telephone	01273 321864
Email	johnhole@epcbrighton.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/015102
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Brighton
Employer address	16 Holmes Avenue Hove BN3 7LA
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	8 October 2025
Date of certificate	4 November 2025