

## Energy performance certificate (EPC)

1ST TO 4TH FLOORS  
54-55 Cornhill  
LONDON  
EC3V 3PD

Energy rating

**D**

Valid until:

**8 January 2033**

Certificate  
number:

**8916-8618-9551-5665-  
5478**

Property type

Offices and Workshop Businesses

Total floor area

165 square metres

### Rules on letting this property

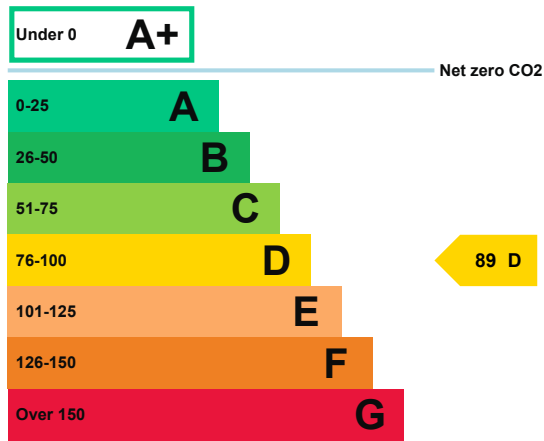
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is D.

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



If typical of the existing stock



## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	34.74
Primary energy use (kWh/m <sup>2</sup> per year)	312

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2578-4743-0129-4842-9731\)](#).

## 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 Zamir Borg-Mirza

### 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 STRO003881  
Telephone 0330 124 9660  
Email [certification@stroma.com](mailto:certification@stroma.com)

### About this assessment

Employer EPC Assure Ltd  
Employer address 20-22 Wenlock Road London N1 7GU  
Assessor's declaration The assessor is not related to the owner of the property.  
Date of assessment 9 January 2023  
Date of certificate 9 January 2023