

# Energy performance certificate (EPC)

Units 1-8  
60-70 Shorts Gardens  
London  
WC2H 9AH

Energy rating

**B**

Valid until: **21 May 2034**

Certificate number: **4945-2431-1170-3520-0364**

Property type **B1 Offices and Workshop businesses**

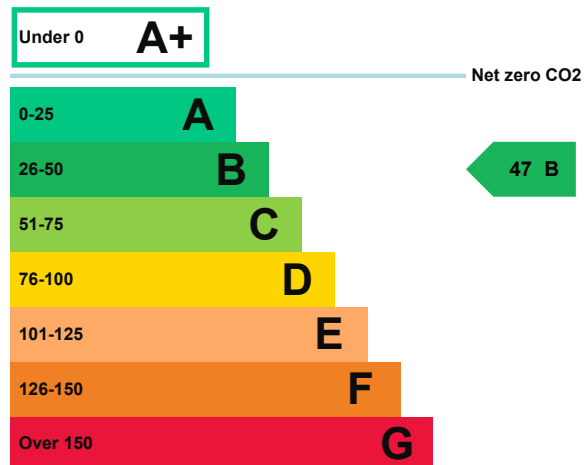
Total floor area **3,951 square metres**

## 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 B.



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

**36 B**

If typical of the existing stock

**104 E**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	31.74
Primary energy use (kWh/m <sup>2</sup> per year)	188

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8553-5237-9855-2726-6121\)](/energy-certificate/8553-5237-9855-2726-6121).

## 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	Christopher Armstrong
Telephone	01795 841 035
Email	<a href="mailto:cmarmstrong@quinnross.com">cmarmstrong@quinnross.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA171023
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	FHPP Ltd
Employer address	Quayside House, Furnival Road, Sheffield, S4 7YA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 April 2024
Date of certificate	22 May 2024