

## Energy performance certificate (EPC)

4-6 New Inn Broadway  
Hackney  
LONDON  
EC2A 3PR

Energy rating

**A**

Valid until: **10 May 2032**

Certificate number: **9297-6069-0948-9546-1691**

Property type	B1 Offices and Workshop businesses
Total floor area	1,607 square metres

### Rules on letting this property

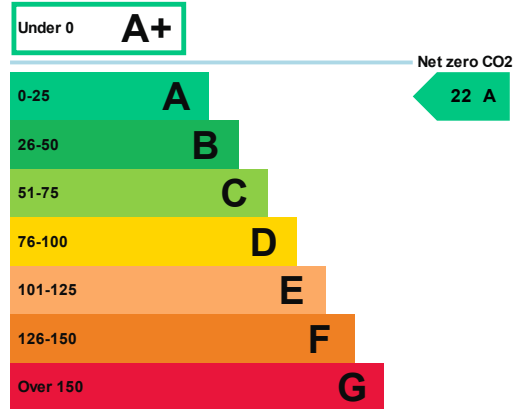
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is A.

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

35 B

If typical of the existing stock

93 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	12.48
Primary energy use (kWh/m2 per year)	84

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2314-7277-4553-8932-6935\)](#).

## 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	David Stephen Guy
Telephone	07984 615 223
Email	<a href="mailto:dave.guy@engineeringcsl.com">dave.guy@engineeringcsl.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	LCEA086425
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Waterman Building Services Ltd
Employer address	Halifax House, Halifax Place, Nottingham NG1 1QN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 May 2022
Date of certificate	11 May 2022