

Energy performance certificate (EPC)

94-96 Morning Lane
LONDON
E9 6LH

Energy rating

F

Valid until:

28 November 2023

Certificate number: **9290-3939-0387-9620-0094**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

299 square metres

Rules on letting this property



You may not be able to let this property.

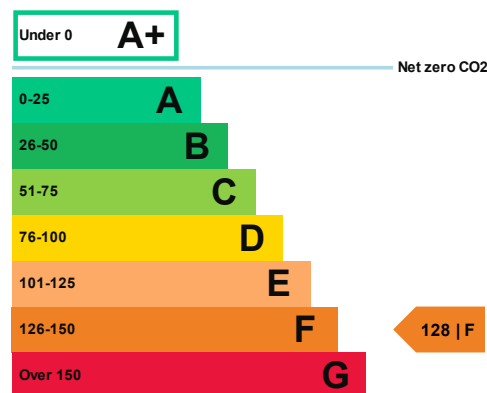
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is F.



efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 | B

If typical of the existing stock

68 | C

Properties are given a rating from A+ (most

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 ₂ /m ² per year)	74.13

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9399-4029-0378-0090-6925\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Adrian Duffell
Telephone	01223 872971
Email	ad@dwsurveyors.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008909
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	DW Surveyors
Employer address	56 Bloomsbury Street, London, WC1B 3QT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 November 2013
Date of certificate	29 November 2013