

Energy performance certificate (EPC)

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| Unit 4 - Shell 8 Parkes Street London E20 3AJ | Energy rating B | Valid until: 21 April 2031 |
| | | Certificate number: 0769-3674-7817-3694-4109 |

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| Property type | A1/A2 Retail and Financial/Professional services |
| Total floor area | 204 square metres |

Rules on letting this property

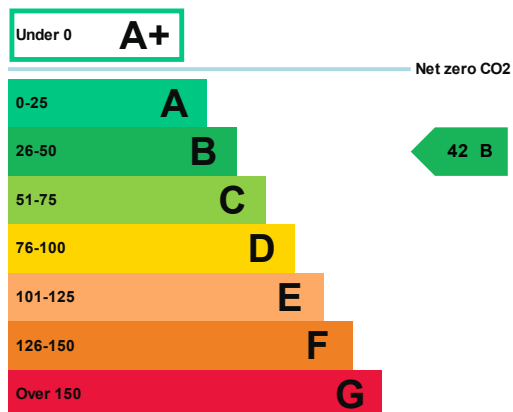
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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

28 B

If typical of the existing stock

81 D

Breakdown of this property's energy performance

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| Main heating fuel | District Heating |
| Building environment | Air Conditioning |
| Assessment level | 5 |
| Building emission rate (kgCO ₂ /m ² per year) | 64.16 |
| Primary energy use (kWh/m ² per year) | 382 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6601-5871-7677-6512-9288\)](/energy-certificate/6601-5871-7677-6512-9288).

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.

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| Assessor's name | Leon Tatlock |
| Telephone | 0203 176 4464 |
| Email | leon.tatlock@etude.co.uk |

Contacting the accreditation scheme

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

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|----------------------|--|
| Accreditation scheme | CIBSE Certification Limited |
| Assessor's ID | LCEA134699 |
| Telephone | 020 8772 3649 |
| Email | epc@cibsecertification.org |

About this assessment

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|------------------------|---|
| Employer | Etude |
| Employer address | 3 Dufferin Avenue, London, EC1Y 8PQ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 17 March 2021 |
| Date of certificate | 22 April 2021 |