

Energy performance certificate (EPC)

Unit 3 (RL2) - Shell
34 & 36 East Bay Lane
London
E20 3AY

Energy rating

B

Valid until: **16 August 2031**

Certificate number: **3210-5334-3852-9814-0131**

Property type A1/A2 Retail and Financial/Professional services

Total floor area 175 square metres

Rules on letting this property

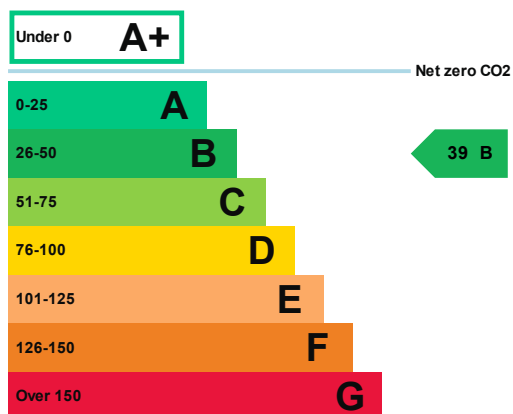
Properties can be let if they have an energy rating from A+ to E.

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

29 B

If typical of the existing stock

84 D

Breakdown of this property's energy performance

Main heating fuel	District Heating
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	59.67
Primary energy use (kWh/m2 per year)	356

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7372-4278-5589-7331-8554\)](#).

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	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.

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

About this assessment

Employer	Etude
Employer address	5 Baldwin Terrace, London, N1 7RU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 August 2021
Date of certificate	17 August 2021