

Energy performance certificate (EPC)

Unit 3
The Lexington Building
40 City Road
LONDON
EC1Y 2AN

Energy rating

D

Valid until: **25 April 2025**

Certificate number: **0970-6910-0355-0050-6070**

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	144 square metres

Rules on letting this property

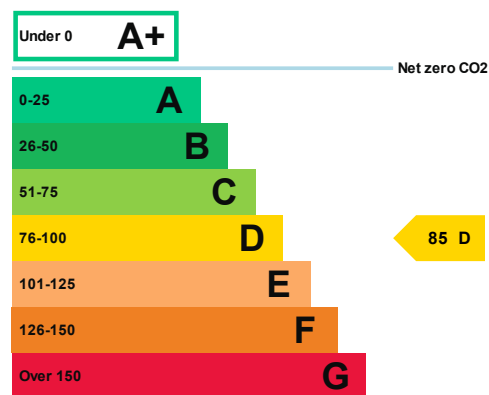
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.

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

32 B

If typical of the existing stock

95 D

Properties are given a rating from A+ (most

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	91.7

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9607-4057-0155-0600-0091\)](#).

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	John Hearnshaw
Telephone	07970014615
Email	john@sustineo.co.uk

Accreditation scheme contact details

Accreditation scheme	Sterling Accreditation Ltd
Assessor ID	STER500109
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

Assessment details

Employer	Sustineo Limited
Employer address	123 Arlott Crescent, Milton Keynes, MK6 2RA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 March 2015
Date of certificate	26 April 2015