

# Energy performance certificate (EPC)

GROUND FLOOR  
43-45 East Smithfield  
LONDON  
E1W 1AP

Energy rating

**E**

Valid until: **7 November 2029**

Certificate number: **9090-6985-0341-4311-5020**

Property type **B1 Offices and Workshop businesses**

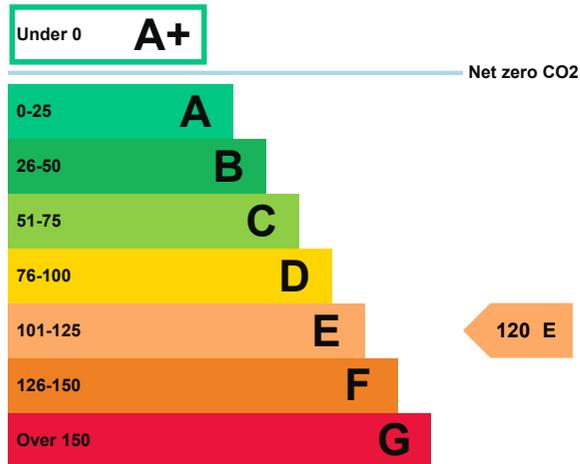
Total floor area **115 square metres**

## 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 E.



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

**104 E**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	71.83
Primary energy use (kWh/m <sup>2</sup> per year)	425

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9642-4019-0814-0591-3501\)](/energy-certificate/9642-4019-0814-0591-3501).

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## 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	Jacob Redmon
Telephone	07719032790
Email	<a href="mailto:jacobredmon.ndea@gmail.com">jacobredmon.ndea@gmail.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	Stroma Certification Ltd
Assessor's ID	STRO027974
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Oyster Energy
Employer address	Hill House, Red Hill Road, Hadleigh, Suffolk, IP7 6BU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 November 2019
Date of certificate	8 November 2019

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