

Energy performance certificate (EPC)

3rd & 4th Floor Office 1 Francis Bacon House Bricket Road St Albans AL1 3TN	Energy rating A	Valid until: 16 November 2035
		Certificate number: 2235-5477-5759-6373-9386

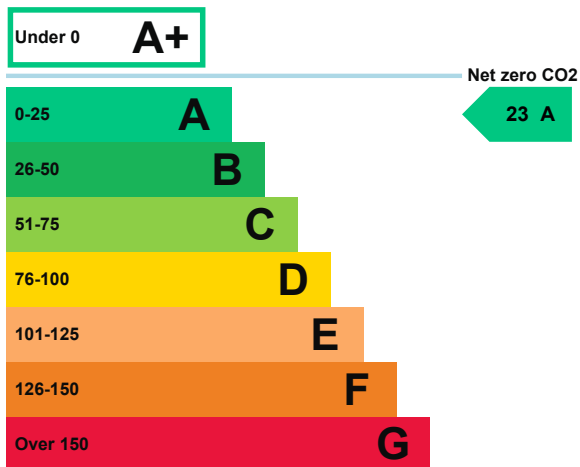
Property type	Offices and Workshop Businesses
Total floor area	667 square metres

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 A.



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

13 A

If typical of the existing stock

52 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	5.69
Primary energy use (kWh/m ² per year)	61

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6175-5436-0742-2849-6679\)](#).

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	Alexander Rummens
Telephone	02079 530 222
Email	info@lowcarbonalliance.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/031888
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Low Carbon Alliance
Employer address	4th Floor Hamilton House, Mabledon Place, London, WC1H 9BB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 November 2025
Date of certificate	17 November 2025