

Energy performance certificate (EPC)

3rd floor
36-38 Wigmore Street
London
W1U 2BP

Energy rating

C

Valid until: **2 February 2033**

Certificate number: **2416-4762-4197-0523-0589**

Property type

Offices and Workshop Businesses

Total floor area

258 square metres

Rules on letting this property

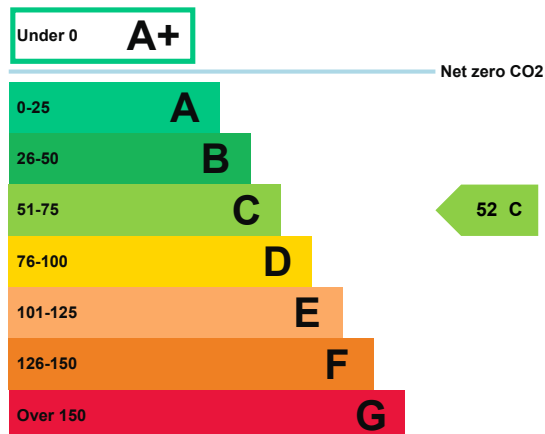
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a rating from A+ (most 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

20 A

If typical of the existing stock

81 D

Breakdown of this property's energy performance

Main heating fuel Natural Gas

Building environment Air Conditioning

Assessment level 3

Building emission rate (kgCO₂/m² per year) 11.23

Primary energy use (kWh/m² per year) 85

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4221-7710-5974-4937-6117\)](#).

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	Jameson Cannings
Telephone	01327811166
Email	jamie.cannings@socotec.com

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	STRO036603
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	SOCOTEC Ltd
Employer address	Socotec House Bretby Business Park Ashby Road Burton on Trent DE15 0YZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 November 2022
Date of certificate	3 February 2023
