



Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

T 0345 111 7700 **W** vitaldirect.co.uk

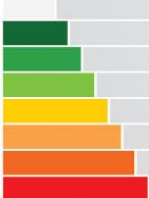
ENERGY PERFORMANCE CERTIFICATE

**Third Floor
7-9 Swallow Street
London
W1B 4DE**

6 December 2024

UK-wide services

- Energy Performance Certificates
- EPC Plus Upgrade reports
- Display Energy Certificates
- Asbestos Surveys
- Decarbonisation reports
- Heat Network regulations & ESOS
- FRA & GRA Assessments
- Air-conditioning Inspections



Energy performance certificate (EPC)

Third Floor 7-9 Swallow Street LONDON W1B 4DE	Energy rating B	Valid until: 5 December 2034
		Certificate number: 6157-9392-7622-8905-3138

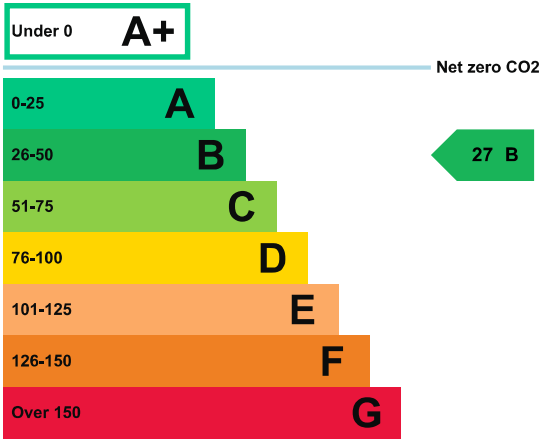
Property type	Offices and Workshop Businesses
Total floor area	221 square metres

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 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	13 A
If typical of the existing stock	53 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	6.23
Primary energy use (kWh/m2 per year)	69

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1246-7867-0931-4866-3356\)](/energy-certificate/1246-7867-0931-4866-3356).

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	Ori Reiss
Telephone	07834488833
Email	ori@epcassure.com

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/028124
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vital
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 October 2023
Date of certificate	6 December 2024

Energy performance certificate (EPC) recommendation report

Third Floor
7-9 Swallow Street
LONDON
W1B 4DE

Report number
1246-7867-0931-4866-3356

Valid until
5 December 2034

Energy rating and EPC

This property’s energy rating is B.

For more information on the property’s energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some windows have high U-values - consider installing secondary glazing.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	6 December 2024
Total useful floor area	221 square metres
Building environment	Mixed-mode with Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.0, SBEM, v6.1.b.0

Assessor's details

Assessor's name	Ori Reiss
Telephone	07834488833
Email	ori@epcassure.com
Employer's name	Vital
Employer's address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor ID	EES/028124
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd