

Energy performance certificate (EPC)

Fifth Floor
India House
45 Curlew Street
LONDON
SE1 2ND

Energy rating

B

Valid until: **6 September 2032**

Certificate number: **4907-5557-4795-5416-8400**

Property type

Offices and Workshop Businesses

Total floor area

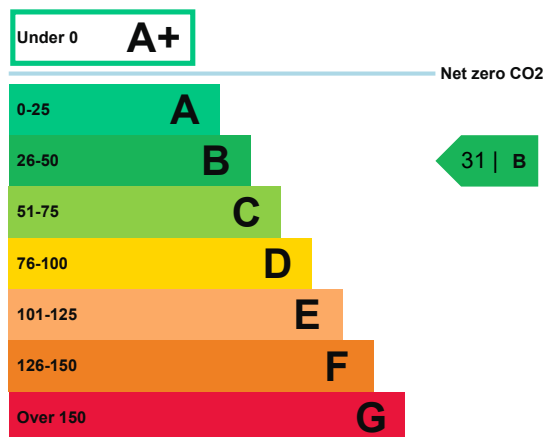
628 square metres

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 B.



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

14 | A

If typical of the existing stock

54 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

| | |
|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 4 |
| Building emission rate (kgCO ₂ /m ² per year) | 12.09 |
| Primary energy use (kWh/m ² per year) | 130 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2660-9726-2321-6261-0195\)](#).

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 | Richard Siddall |
| Telephone | 02476 233144 |
| Email | richard.siddall@wensleylawz.com |

Accreditation scheme contact details

| | |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor ID | EES/007509 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

Assessment details

| | |
|------------------------|---|
| Employer | Wensley & Lawz Ltd |
| Employer address | 116 Walsgrave Road Coventry CV2 4ED |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 6 April 2022 |
| Date of certificate | 7 September 2022 |
