

# Energy performance certificate (EPC)

2ND FLOOR SOUTH  
40 LIME STREET  
LONDON  
EC3M 7AW

Energy rating

C

Valid until: 10 December 2030

Certificate number: 9200-1268-1370-9246-3680

## Property type

B1 Offices and Workshop businesses

## Total floor area

248 square metres

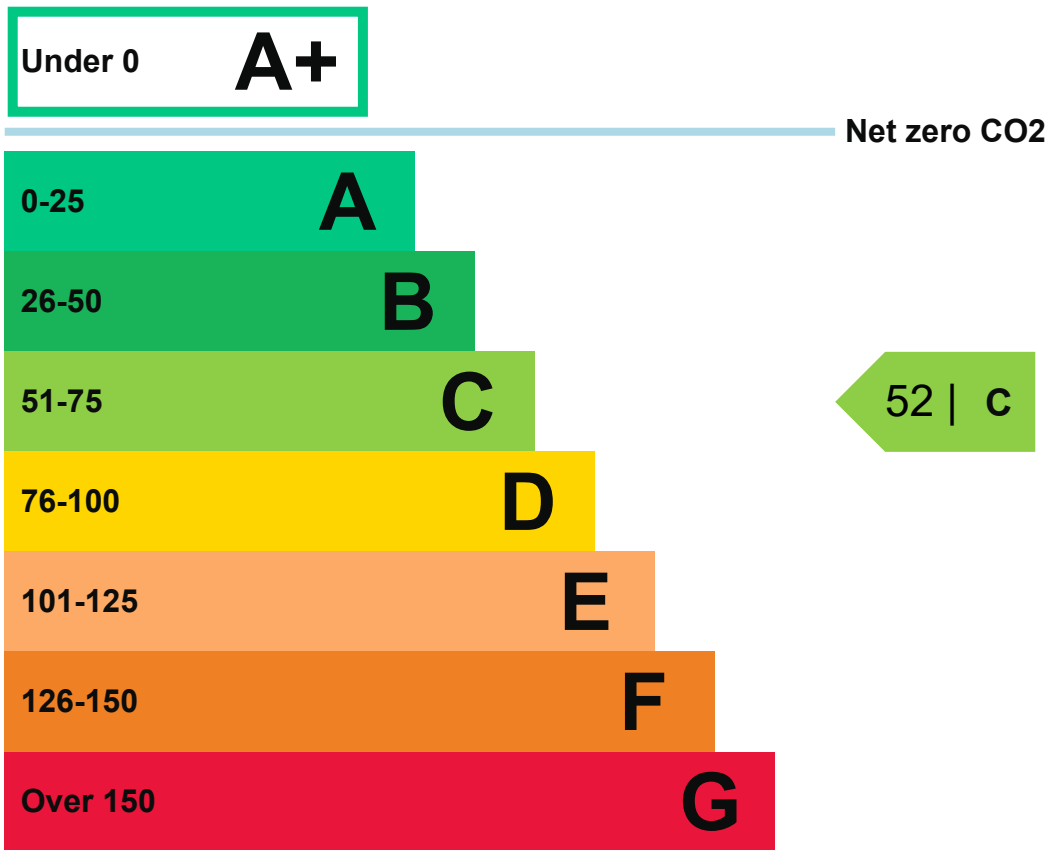
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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**

27 | B

**If typical of the existing stock**

79 | D

**Breakdown of this property's energy performance**

**Main heating fuel**

Natural Gas

**Building environment**

Air Conditioning

## Assessment level

3

---

## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

35.53

---

## Primary energy use (kWh/m<sup>2</sup> per year)

208

---

► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2198-4040-1607-6396-2821\)](/energy-certificate/2198-4040-1607-6396-2821).

## 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

Mark Murphy

---

### Telephone

020 7182 2000

---

### Email

[murphymj1976@live.com](mailto:murphymj1976@live.com)

---

## Accreditation scheme contact details

### Accreditation scheme

Quidos Limited

---

### Assessor ID

QUID206668

---

**Telephone**

01225 667 570

---

**Email**

[info@guidos.co.uk](mailto:info@guidos.co.uk)

---

**Assessment details**

**Employer**

CBRE Ltd

---

**Employer address**

St Martins Court 10 Paternoster Row London EC4M 7HP

---

**Assessor's declaration**

The assessor is not related to the owner of the property.

---

**Date of assessment**

22 October 2020

---

**Date of certificate**

11 December 2020

---

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.