

# Energy performance certificate (EPC)

Fifth Floor  
St Paul's House  
10 Warwick Lane  
LONDON  
EC4M 7BP

Energy rating

**B**

Valid until:

15 May 2034

Certificate  
number:

3274-3548-1615-8353-  
6371

Property type

Offices and Workshop Businesses

Total floor area

447 square metres

## Rules on letting this property

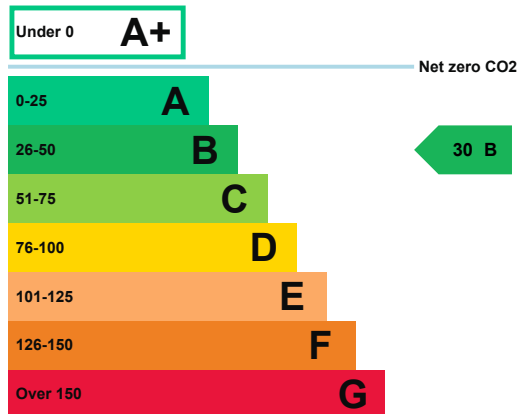
Properties can be let if they have an energy rating from A+ to E.

## 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

52 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	9.29
Primary energy use (kWh/m <sup>2</sup> per year)	93

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2312-9028-3703-4278-6321\)](/energy-certificate/2312-9028-3703-4278-6321).

## 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	Andrew Love
Telephone	020 7846 0261
Email	<a href="mailto:andy@lovedesignstudio.co.uk">andy@lovedesignstudio.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA175255
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Love Design Studio Ltd
Employer address	Betterspace, 127 Farringdon Road, London, EC1R 3DA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 February 2024
Date of certificate	16 May 2024

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