

Energy performance certificate (EPC)

4th Floor, Cloisters East building City Cloisters 198 Old Street London EC1V 9FR	Energy rating B	Valid until: 2 June 2033 Certificate number: 8055-6987-0402-8221-1055
--	-------------------------------	--

Property type

Offices and Workshop Businesses

Total floor area

283 square metres

Rules on letting this property

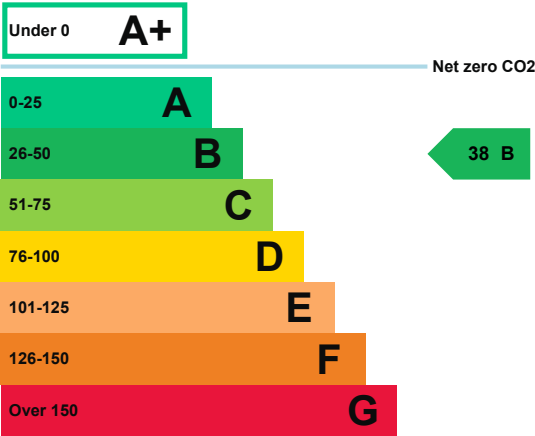
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property’s current 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	17 A
If typical of the existing stock	67 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	6.79
Primary energy use (kWh/m2 per year)	75

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9820-2604-6197-9379-0267\)](#).

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	Stephen Peacock
Telephone	07708643744
Email	stephen@bespokeplans.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK302604
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Bespokeplans Limited
Employer address	24 Walmsley House, London, SW16 1RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 April 2023
Date of certificate	3 June 2023
