

Energy performance certificate (EPC)

165 Fleet Street
London
EC4A 2DY

Energy rating

B

Valid until: 27 November 2033

Certificate number: 3852-2247-6637-8733-5630

Property type

Offices and Workshop Businesses

Total floor area

9,614 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each with a rating letter and a score range. A green arrow points to the 'B' rating, which corresponds to a score of 37.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Net zero CO2

37 B

<https://find-energy-certificate.service.gov.uk/energy-certificate/3852-2247-6637-8733-5630?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	15 A
If typical of the existing stock	59 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	7.96
Primary energy use (kWh/m2 per year)	86

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4284-8879-4777-1666-0577\)](#).

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	Joe Warren
Telephone	0203 871 3866
Email	joe.warren@knightfrank.com

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	LCEA179745
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Knight Frank
Employer address	55 Baker Street London
Assessor's declaration	The assessor is a relative of the professional dealing with the property transaction.
Date of assessment	22 November 2023
Date of certificate	28 November 2023