

# Energy performance certificate (EPC)

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2 Southam Street  
LONDON  
W10 5PH

Energy rating

C

Valid until

**29 July 2030**

Certificate number

2339-3093-0904-0900-9325

### Property type

B1 Offices and Workshop businesses

### Total floor area

54 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](#).

## Energy rating and score

This property's energy rating is C.

Net zero CO<sub>2</sub>A+ A B C D E F G Under 0 0-25 26-50 51-75 76-100 101-125 126-150 Over 150 72 C

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

43 B

### If typical of the existing stock

127 F

## Breakdown of this property's energy performance

### Main heating fuel

Other

### Building environment

Unconditioned

## Assessment level

3

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

14.37

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

85

About primary energy use

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#).

## 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

Daniel Montlake

### Telephone

020 7183 4885

### Email

[dan@coresustainability.com](mailto:dan@coresustainability.com)

### Contacting the accreditation scheme

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

### Accreditation scheme

Elmhurst Energy Systems Ltd

### Assessor's ID

EES/019813

### Telephone

01455 883 250

**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

**About this assessment**

**Employer**

Core Sustainability

**Employer address**

Kemp House 152 City Road London EC1V 2NX

**Assessor's declaration**

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

**Date of assessment**

21 July 2020

**Date of certificate**

30 July 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).

**Certificate number**

[0240-3993-0342-3590-9094](https://www.gov.uk/certificate/0240-3993-0342-3590-9094)

**Expired on**

19 May 2022