

Energy performance certificate (EPC)

3rd Floor
88 Wood Street
London
EC2V 7QR

Energy rating

B

Valid until:

15 May 2034

Certificate number:

6138-0761-8331-2583-0059

| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 2,622 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A green arrow points to the B rating, which corresponds to a score of 44. The scale is divided into seven color-coded bands: A+ (light green), A (green), B (dark green), C (light green), D (yellow), E (orange), F (dark orange), and G (red).

| 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 |

<https://find-energy-certificate.service.gov.uk/energy-certificate/6138-0761-8331-2583-0059?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 | 64 C |

Breakdown of this property’s energy performance

| | |
|--|------------------|
| Main heating fuel | Natural Gas |
| Building environment | Air Conditioning |
| Assessment level | 5 |
| Building emission rate (kgCO2/m2 per year) | 15.14 |
| Primary energy use (kWh/m2 per year) | 111 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0641-9048-4849-4016-0998\)](#).

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.

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|-----------------|--|
| 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 | 28 November 2023 |
| Date of certificate | 16 May 2024 |