



Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

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ENERGY PERFORMANCE CERTIFICATE

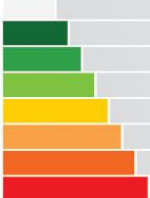
**Ground Floor
Paramount Building
206-212 St John Street
Clerkenwell
London
EC1V 4JY**

22nd June 2023

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

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Energy performance certificate (EPC)

Ground Floor Paramount Building 206-212 St John Street Clerkenwell London EC1V 4JY	Energy rating C	Valid until: 21 June 2033 Certificate number: 8580-6025-4618-1954-1842
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Property type	Offices and Workshop Businesses
Total floor area	645 square metres

Rules on letting this property

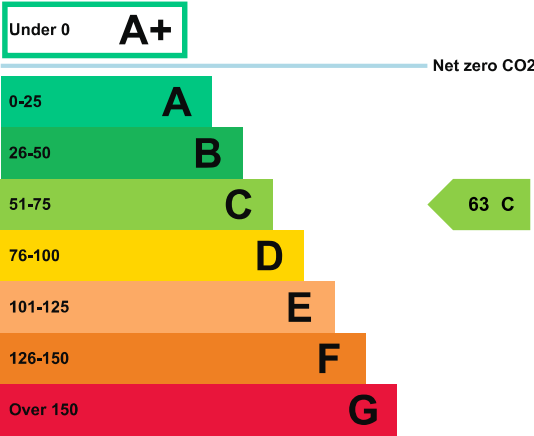
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property’s current energy rating is C.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	16 A
If typical of the existing stock	65 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)	13.9
Primary energy use (kWh/m2 per year)	151

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3177-7470-5453-6836-1017\)](#).

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	Zamir Borg-Mirza
Telephone	0845 3883 814
Email	zbm@epcassure.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/006651
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vital
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 June 2023
Date of certificate	22 June 2023

Energy performance certificate (EPC) recommendation report

Ground Floor Paramount Building 206-212 St John Street Clerkenwell London EC1V 4JY	Report number 3177-7470-5453-6836-1017
	Valid until 21 June 2033

Energy rating and EPC

This property’s current energy rating is C.

For more information on the property’s energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property’s energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property’s carbon emissions.

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Property and report details

Report issued on	22 June 2023
Total useful floor area	645 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.1.3, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Zamir Borg-Mirza
Telephone	0845 3883 814
Email	zbm@epcassure.com
Employer's name	Vital
Employer's address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor ID	EES/006651
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Accreditation scheme	Elmhurst Energy Systems Ltd