

# Energy performance certificate (EPC)

42 St John Square LONDON EC1M 4EB	Energy rating	Valid until: 28 November 2033
	<b>B</b>	Certificate number: 2806-3639-1973-7193-7621

Property type	Offices and Workshop Businesses
Total floor area	3,857 square metres

## Rules on letting this property

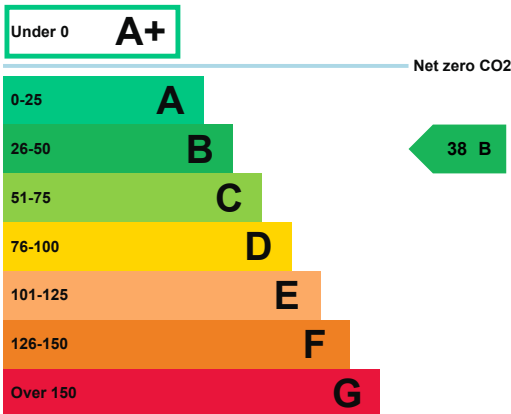
Properties can be let if they have an energy rating from A+ to E.

## 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.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	<b>12 A</b>
If typical of the existing stock	<b>48 B</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	8.93
Primary energy use (kWh/m <sup>2</sup> per year)	99

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6783-1147-0932-6329-6792\)](/energy-certificate/6783-1147-0932-6329-6792).

## 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	Angie Duncan
Telephone	07983518849
Email	<a href="mailto:angie@energyconcerns.net">angie@energyconcerns.net</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID209697
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	ENERGY CONCERNS
Employer address	Unit 7, 1 George Williams Way, Colchester CO1 2JS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 November 2023
Date of certificate	29 November 2023