

Energy performance certificate (EPC)

4th FLOOR 85 Great Eastern Street LONDON EC2A 3HY	Energy rating B	Valid until: 26 January 2033 Certificate number: 4020-7387-0157-7952-4045
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Property type

Offices and Workshop Businesses

Total floor area

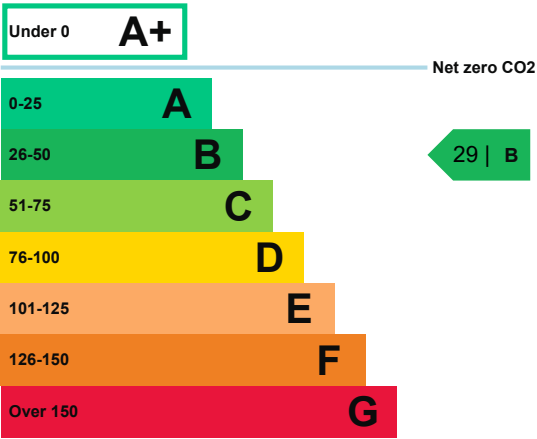
259 square metres

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 B.



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

11 | A

If typical of the existing stock

45 | B

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

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	7.01
Primary energy use (kWh/m2 per year)	76

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6449-6833-8091-2064-9684\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Gary Elston
Telephone	0208 554 1610
Email	academysurveys@outlook.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO006134
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Academy Surveys Ltd
Employer address	2 Smeaton Road - Woodford Bridge - IG8 8BD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 January 2023
Date of certificate	27 January 2023
