

Energy performance certificate (EPC)

46 Colebrooke Row
Islington
LONDON
N1 8AF

Energy rating

A

Valid until: 12 November 2033

Certificate number: 1219-6097-1321-1173-9561

Property type

Offices and Workshop Businesses

Total floor area

2,474 square metres

Rules on letting this property

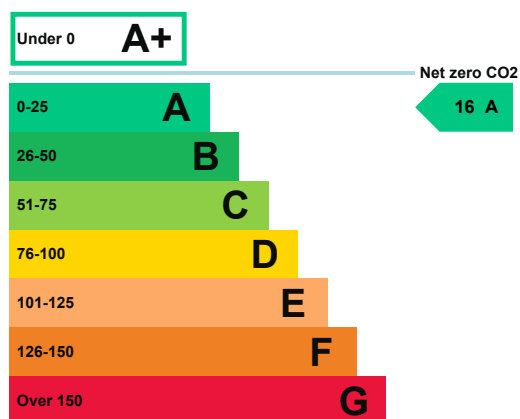
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is A.

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	12 A
If typical of the existing stock	48 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	5.05
Primary energy use (kWh/m2 per year)	51

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8701-5121-7712-0523-8167\)](#).

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	Dave Cadwallader
Telephone	0333 556 0182
Email	dave.cadwallader@meessolutions.co.uk

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	LCEA900138
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	MEES Solutions Ltd
Employer address	Unit 5 Ram Court, Wicklesham Lodge Farm, Faringdon, Oxon SN7 7PN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 November 2023
Date of certificate	13 November 2023
