

Energy performance certificate (EPC)

COMMERCIAL UNITS 1-7 CONSTRUCTED
AUGUST 2020
35 Shore Road
LONDON
E9 7TA

Energy rating

B

Valid until:

17 August 2030

Certificate number: **0980-9296-0320-7365-5164**

Property type

B1 Offices and Workshop businesses

Total floor area

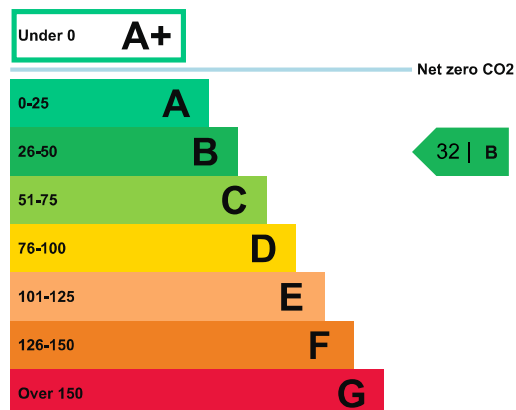
926 square metres

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 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

27 | B

If typical of the existing stock

80 | D

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)	24.15
Primary energy use (kWh/m2 per year)	143

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2976-4068-0902-1505-3695\)](#).

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	Steve McLean-C.Eng MSc MIMechE MIEE.
Telephone	07881 811 728
Email	steve.mclean@led-ltd.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA016918
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	LED - Low Energy Design Ltd
Employer address	1 Blatchington Road, Hove, East Sussex, BN3 3YP
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	17 August 2020
Date of certificate	18 August 2020
