

Energy performance certificate (EPC)

7-11 Herbrand Street LONDON WC1N 1EX	Energy rating C	Valid until:	27 March 2034
		Certificate number:	1590-2296-9481-3379-2534
Property type		Offices and Workshop Businesses	
Total floor area		7,813 square metres	

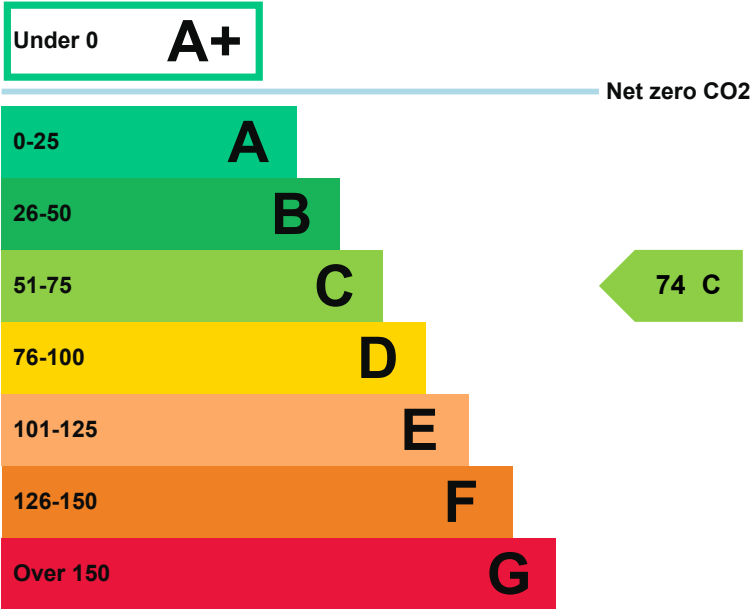
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



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



If typical of the existing stock

73 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	13.88
Primary energy use (kWh/m ² per year)	124

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7224-2386-5931-8908-5154\)](#).

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	Joseph Lund
Telephone	01865865403
Email	info@carbonprofile.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024073
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Carbon Profile
Employer address	Exchange House, 314 Midsummer Blvd, Milton Keynes MK9 2UB
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment	10 December 2022
Date of certificate	28 March 2024

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0970-0336-8509-7490-4096 (/energy-certificate/0970-0336-8509-7490-4096)
Valid until	15 October 2026
Certificate number	0770-0334-8509-7404-4002 (/energy-certificate/0770-0334-8509-7404-4002)
Expired on	13 April 2024

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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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