

# Energy performance certificate (EPC)

12 Moorgate LONDON EC2R 6DA	Energy rating  <b>B</b>	Valid until:	9 October 2034
		Certificate number:	2480-4791-7932-7882-3374
Property type		Offices and Workshop Businesses	
Total floor area		4,137 square metres	

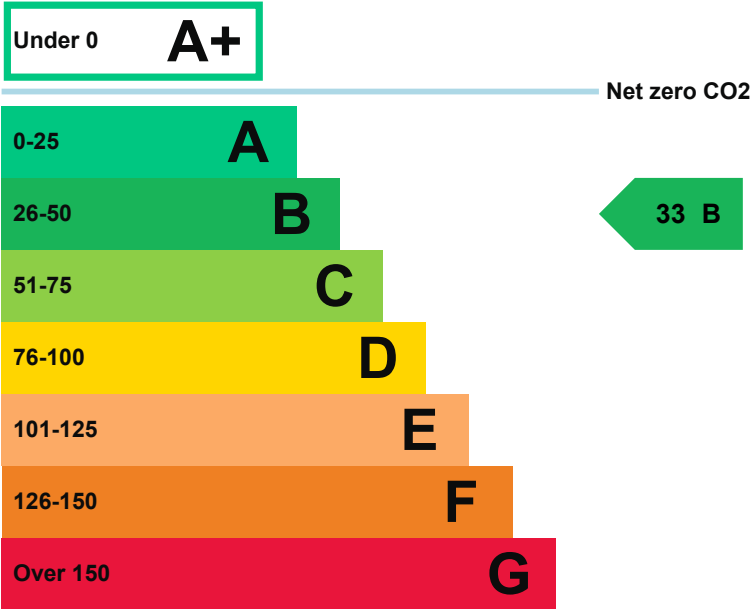
## Rules on letting this property

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 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



If typical of the existing stock

68 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	7.89
Primary energy use (kWh/m <sup>2</sup> per year)	85

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7761-1497-5893-6205-0259\)](#).

## 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	Christopher Brown
Telephone	01372 745 770
Email	<a href="mailto:energy@bwspartnership.co.uk">energy@bwspartnership.co.uk</a>

### 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/019538
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	BWS Partnership Ltd
Employer address	Suite 111, Reaver House, 12 East Street, Epsom, Surrey, KT1& 1HX
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment	9 October 2024
Date of certificate	10 October 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	<a href="#">0670-0135-4929-1520-9092 (/energy-certificate/0670-0135-4929-1520-9092)</a>
Valid until	10 November 2025

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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