

Energy performance certificate (EPC)

260 City Road
LONDON
EC1V 2AB

Energy rating

B

Valid until:

14 November 2029

Certificate number:

9155-3076-0410-0600-5321

Property type	B1 Offices and Workshop businesses
Total floor area	4,818 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 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A green arrow points to the 'B' rating bar, which has a score of 33. A vertical line indicates the 'Net zero CO2' target at the 'A+' rating.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/9155-3076-0410-0600-5321?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	<div>34 B</div>
If typical of the existing stock	<div>100 D</div>

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	20.19
Primary energy use (kWh/m2 per year)	119

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0510-0641-5409-5726-3002\)](#).

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	Neil Ingham
Telephone	020 7148 6290
Email	neil@thepes.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	LCEA158593
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	eb7 Sustainability Ltd
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 June 2019
Date of certificate	15 November 2019