

Energy performance certificate (EPC)

1st Floor  
88 Wood Street  
London  
EC2V 7QR

Energy rating

B

Valid until:

28 June 2034

Certificate number:

0275-5781-5757-7228-9591

Property type

Offices and Workshop Businesses

Total floor area

1,680 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each with a rating letter and a score range. A green arrow points to the 'B' rating, which has a score of 50. A vertical line indicates the 'Net zero CO2' target at a score of 0.

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

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	16 A
If typical of the existing stock	67 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0275-5781-5757-7228-9591?print=true>

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## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	20
Primary energy use (kWh/m <sup>2</sup> per year)	142

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3798-2847-2587-1058-7091\)](/energy-certificate/3798-2847-2587-1058-7091).

## 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	Joe Warren
Telephone	0203 871 3866
Email	<a href="mailto:joe.warren@knightfrank.com">joe.warren@knightfrank.com</a>

### 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	LCEA179745
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Knight Frank
Employer address	55 Baker Street, London
Assessor's declaration	The assessor is a relative of the professional dealing with the property transaction.
Date of assessment	31 May 2024
Date of certificate	29 June 2024