

2nd Floor
88 Wood Street
London
EC2V 7QR

Energy rating

B

Valid until:

15 May 2034

Certificate number:

0128-3816-3066-3479-0316

Property type	Offices and Workshop Businesses
Total floor area	2,693 square metres

Rules on letting this property

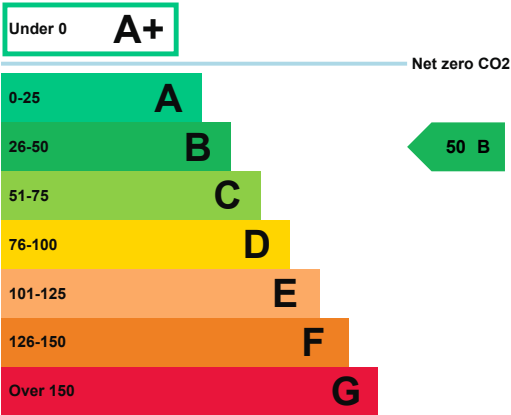
Properties can be let if they have an energy rating from A+ to E.

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.



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

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	19.66
Primary energy use (kWh/m2 per year)	139

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5094-0860-0435-0179-6797\)](#).

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	joe.warren@knightfrank.com

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	epc@cibsecertification.org

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	28 November 2023
Date of certificate	16 May 2024