

Energy performance certificate (EPC)

Exchange House
12 Primrose Street
LONDON
EC2A 2BQ

Energy rating

D

Valid until: **20 September 2031**

Certificate number: **1332-8002-7616-3849-2167**

Property type

B1 Offices and Workshop businesses

Total floor area

41246 square metres

Rules on letting this property

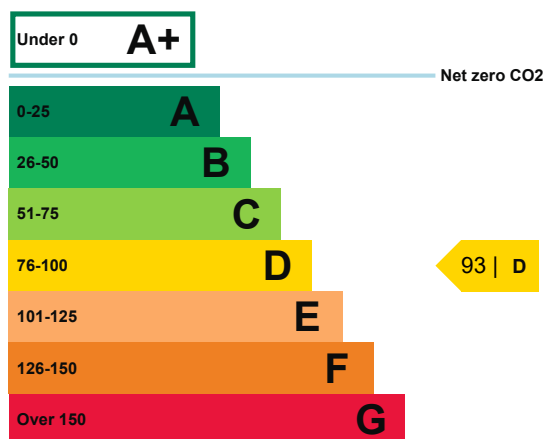
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

44 | B

If typical of the existing stock

129 | F

Properties are given a rating from A+ (most efficient) to G (least efficient).

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)	44.7
Primary energy use (kWh/m2 per year)	264

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0838-2614-9754-3431-3385\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Gary Romaine
Telephone	0800 170 1201
Email	admin@easyepc.org

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/023158
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Inteb
Employer address	Egerton House, 2 Tower Road, Birkenhead CH41 1FN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 February 2019
Date of certificate	21 September 2021
