

Energy performance certificate (EPC)

Lloyds Register Building
71 Fenchurch Street
LONDON
EC3M 4BS

Energy rating

D

Valid until: **7 January 2029**

Certificate number: **9900-3913-0388-3980-8004**

Property type

B1 Offices and Workshop businesses

Total floor area

31907 square metres

Rules on letting this property

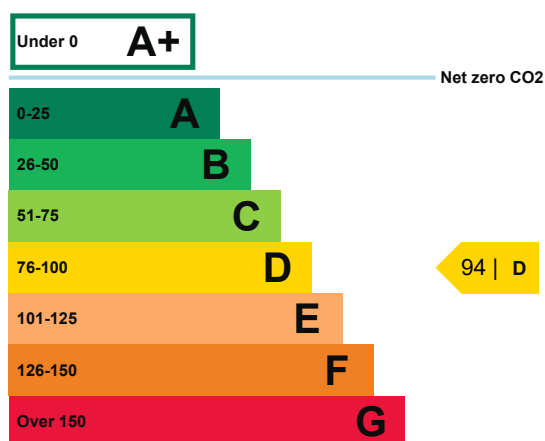
Properties can be let if they have an energy rating from A+ to E.

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

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

36 | B

If typical of the existing stock

96 | D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	43.21
Primary energy use (kWh/m ² per year)	253

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9330-4080-0188-0890-9395\)](#).

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	Neil Bajaj
Telephone	08458340851
Email	neil.bajaj@cca-ltd.uk.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001094
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	CCA Environmental Limited
Employer address	Airport House Business Centre, Purley Way, Croydon CR0 0XZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 October 2018
Date of certificate	8 January 2019
