

# Energy performance certificate (EPC)

38 Chancery Lane  
LONDON  
WC2A 1EN

Energy rating

**B**

Valid until:

8 March 2027

Certificate number:

0020-4949-0323-4660-1030

Property type

B1 Offices and Workshop businesses

Total floor area

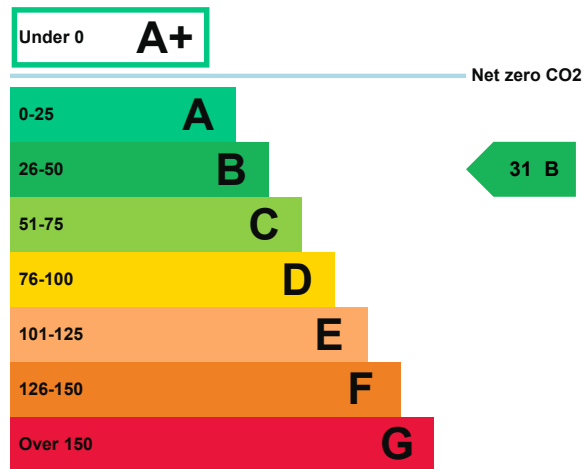
8,267 square metres

## 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

39 B

If typical of the existing stock

105 E

## 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)	17.19
Primary energy use (kWh/m <sup>2</sup> per year)	101

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9443-4062-0432-0100-6901\)](/energy-certificate/9443-4062-0432-0100-6901).

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## 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	Alan Geddis
Telephone	028 9069 9720
Email	<a href="mailto:alangeddis@bpp.energy">alangeddis@bpp.energy</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	LCEA023220
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Caldwell Consulting
Employer address	Unit 6 Forest Grove Business Park, BT8 6AW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 February 2017
Date of certificate	9 March 2017

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