

Energy performance certificate (EPC)

123 Minories
LONDON
EC3N 1NT

Energy rating

B

Valid until:

17 October 2033

Certificate number:

5630-4952-9753-3821-1141

Property type

Offices and Workshop Businesses

Total floor area

777 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 current 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A green arrow points to the 'B' rating bar, which has a score of 44. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating bar.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5630-4952-9753-3821-1141?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	14 A
If typical of the existing stock	56 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	11.58
Primary energy use (kWh/m2 per year)	106

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3775-8637-1076-0245-1230\)](#).

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	David Cadwallader
Telephone	0333 556 0182
Email	dave.cadwallader@meessolutions.co.uk

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	LCEA900138
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	CEADA Environmental
Employer address	21 Old Railway Close, Lechlade Glos GL7 3FS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 October 2023
Date of certificate	18 October 2023