

## Energy performance certificate (EPC)

Second Floor Fanz House  
99-101 Grays Inn Road  
London  
WC1X 8TY

Energy rating

**B**

Valid until:

**11 May 2033**

Certificate number:

**5729-5032-7584-9710-5156**

Property type

Offices and Workshop Businesses

Total floor area

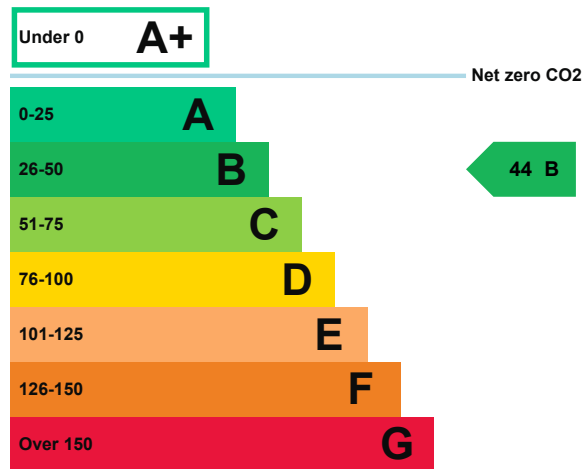
106 square metres

### 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

**14 A**

If typical of the existing stock

**55 C**

## Breakdown of this property's energy performance

|                                                                     |                           |
|---------------------------------------------------------------------|---------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity |
| Building environment                                                | Air Conditioning          |
| Assessment level                                                    | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 8.7                       |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 95                        |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1108-9363-0345-6909-2233\)](#).

## 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 | Elizabeth Naylor                                                   |
| Telephone       | 07949 796688                                                       |
| Email           | <a href="mailto:beth@epcspecialist.com">beth@epcspecialist.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                                    |
|----------------------|------------------------------------------------------------------------------------|
| Accreditation scheme | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/008073                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | EPC Specialist                                            |
| Employer address       | 8 Gerrard Gardens, Pinner, HA5 2PT                        |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 11 May 2023                                               |
| Date of certificate    | 12 May 2023                                               |