

Energy performance certificate (EPC)

Ground Floor & Basement 116-118 Chancery Lane London WC2A 1PP	Energy rating C	Valid until: 5 February 2035
		Certificate number: 7948-4963-1701-3763-0342

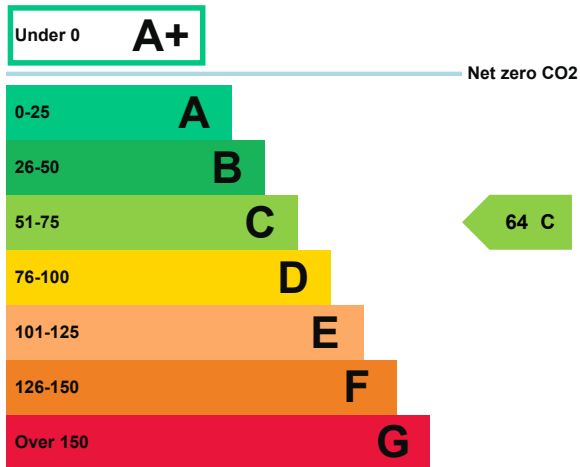
Property type	Offices and Workshop Businesses
Total floor area	185 square metres

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 C.



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

11 A

If typical of the existing stock

44 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	12.93
Primary energy use (kWh/m ² per year)	140

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5658-9231-3257-9568-4771\)](/energy-certificate/5658-9231-3257-9568-4771).

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	Simon Whittle
Telephone	07771370540
Email	alphaassessors@aol.com

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/019114
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Alpha Energy Assessors Limited
Employer address	15 Dell Rise, Park Street, St Albans, Herts, AL2 2QJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 February 2025
Date of certificate	6 February 2025