

Energy performance certificate (EPC)

Unit B4 Spine Road Sydenham London SE26 4PR	Energy rating B	Valid until: 31 January 2034
		Certificate number: 9232-4743-2760-6334-3215

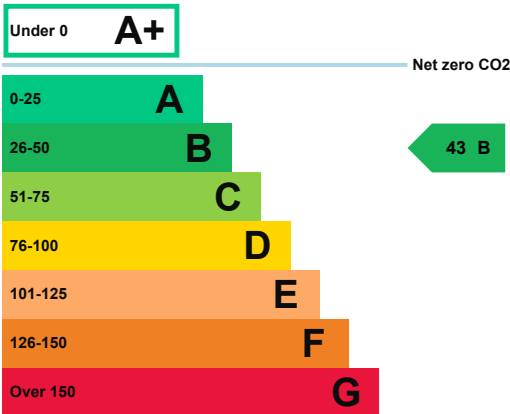
Property type	Offices and Workshop Businesses
Total floor area	753 square metres

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	9 A
If typical of the existing stock	36 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	13.63
Primary energy use (kWh/m ² per year)	135

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4488-5123-9307-9028-5402\)](/energy-certificate/4488-5123-9307-9028-5402).

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	Joe Warren
Telephone	0203 871 3866
Email	joe.warren@knightfrank.com

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	LCEA179745
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Knight Frank
Employer address	55 Baker Street London
Assessor's declaration	The assessor is a relative of the professional dealing with the property transaction.
Date of assessment	8 September 2023
Date of certificate	1 February 2024
