

## Energy performance certificate (EPC)

Basement And Ground Floor  
170-172 Tower Bridge Road  
LONDON  
SE1 3LS

Energy rating

**B**

Valid until:

29 January 2033

Certificate number:

4746-8170-6769-6136-3714

Property type

Offices and Workshop Businesses

Total floor area

345 square metres

### Rules on letting this property

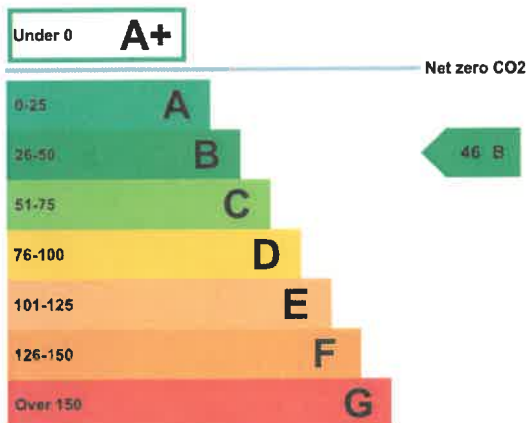
Properties can be let if they have an energy rating from A+ to E.

### 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

15 A

If typical of the existing stock

60 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)	10.28
Primary energy use (kWh/m <sup>2</sup> per year)	111

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2636-5092-2514-4246-9117\)](#).

## 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 Bouquet
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### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO010616
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	London EPC
Employer address	141 Gresham Drive, Romford, RM6 4TR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 January 2023
Date of certificate	30 January 2023