

# Energy performance certificate (EPC)

THIRD FLOOR  
19-21 Heddon Street  
LONDON  
W1B 4BG

Energy rating

**C**

Valid until: **23 October 2029**

Certificate number: **9637-3010-0410-0894-7721**

**Property type**

B1 Offices and Workshop businesses

**Total floor area**

209 square metres

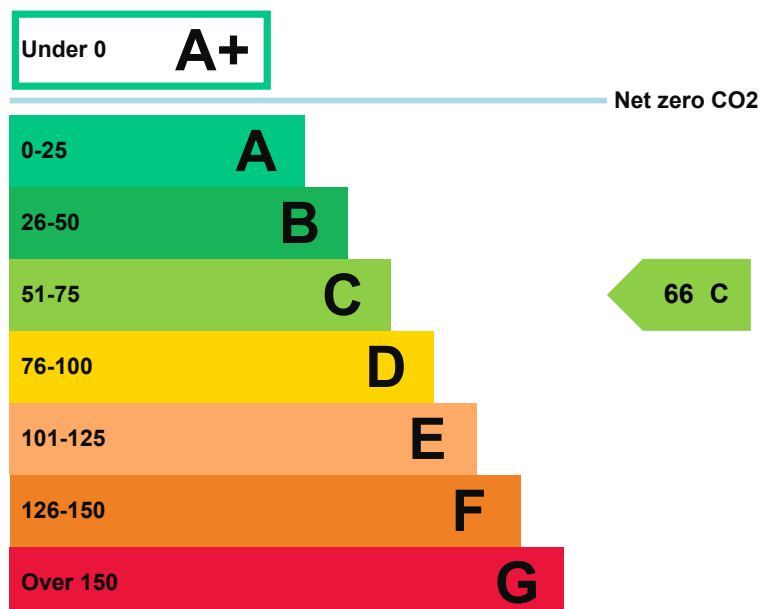
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## 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**

**35 B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	38.77
Primary energy use (kWh/m <sup>2</sup> per year)	277

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0764-0841-3409-7120-7092\)](#).

## 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	Vitaliy Troyan
Telephone	0203 479 7766
Email	<a href="mailto:vtroyan@tftconsultants.com">vtroyan@tftconsultants.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	CIBSE Certification Limited
Assessor's ID	LCEA185510
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Tuffin Ferraby Taylor LLP
Employer address	18 Holborn, London, EC1N 2LE
Assessor's declaration	The assessor is not related to the owner of the property.

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**Date of assessment**

23 October 2019

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**Date of certificate**

24 October 2019

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

### **OGL**

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