

Energy performance certificate (EPC)

SECOND FLOOR
8 Smarts PLace
LONDON
WC2B 5LW

Energy rating

C

Valid until:

16 July 2033

Certificate number:

7614-4875-7042-5106-4163

Property type

Retail/Financial and Professional Services

Total floor area

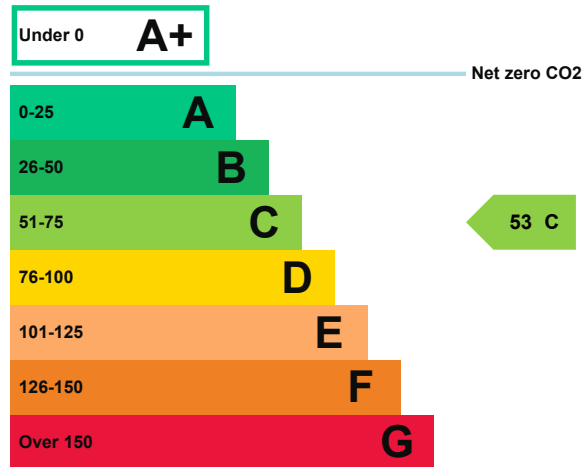
192 square metres

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

18 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	15.79
Primary energy use (kWh/m ² per year)	164

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8722-1228-0371-2701-5929\)](/energy-certificate/8722-1228-0371-2701-5929).

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	Robert Beatty
Telephone	07768 053 030
Email	bob@edgeassessors.co.uk

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/013946
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EDGE Assessors
Employer address	49 Laines Road, Steyning BN44 3LL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 May 2023
Date of certificate	17 July 2023