

Energy performance certificate (EPC)

Unit 1
2 Theobald Street
BOREHAMWOOD
WD6 4SE

Energy rating

A

Valid until:

4 March 2034

Certificate number:

7949-4957-9796-9872-6871

Property type

Offices and Workshop Businesses

Total floor area

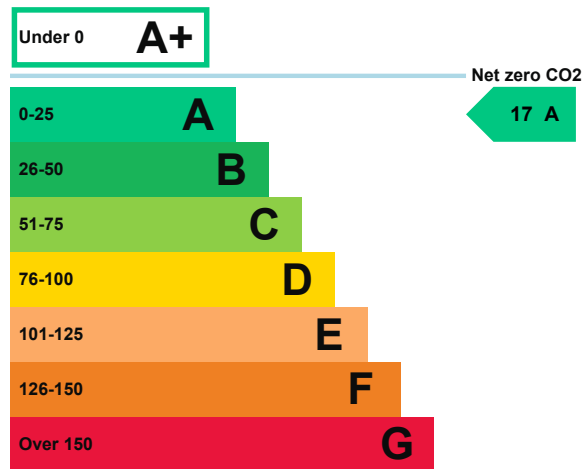
24 square metres

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 A.



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

45 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 ₂ /m ² per year)	5.68
Primary energy use (kWh/m ² per year)	62

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4844-6088-1528-4239-3845\)](/energy-certificate/4844-6088-1528-4239-3845).

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	Helena Bradford
Telephone	020 3057 2227
Email	helena.bradford@wsp.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	LCEA145262
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Two Degrees South LTD
Employer address	Beech House Farnham Lane Haslemere
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 December 2023
Date of certificate	5 March 2024