Energy performance certificate (EPC)

UNIT 6 17 Shorts Gardens LONDON WC2H 9AT	Energy rating **E**	Valid until:	**29 October 2027**
		Certificate number:	**9471-3091-0432-0006-1995**

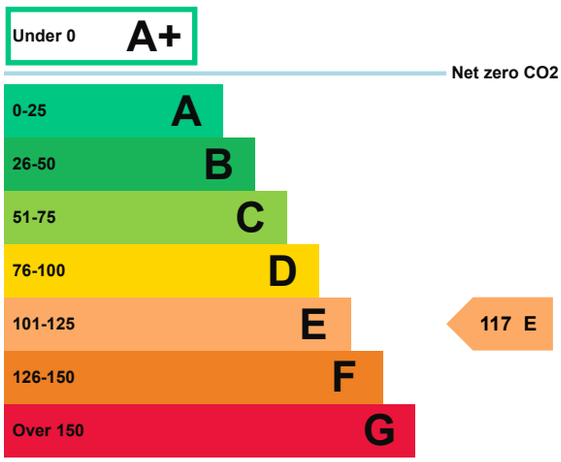
Property type	B1 Offices and Workshop businesses
Total floor area	29 square metres

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 E.



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	31 B
If typical of the existing stock	92 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	76.42
Primary energy use (kWh/m2 per year)	452

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0146-0043-7429-1991-9006).

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	Ori Reiss

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	STRO003801
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC Assure Ltd
Employer address	20-22 Wenlock Road London N1 7GU
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 September 2017
Date of certificate	30 October 2017