

# Energy performance certificate (EPC)

First Floor  
32-38 Saffron Hill  
LONDON  
EC1N 8FH

Energy rating

D

Valid until: 13 June 2032

Certificate number: 2139-6820-4695-0638-2064

Property type

B1 Offices and Workshop businesses

Total floor area

355 square metres

## Rules on letting this property

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

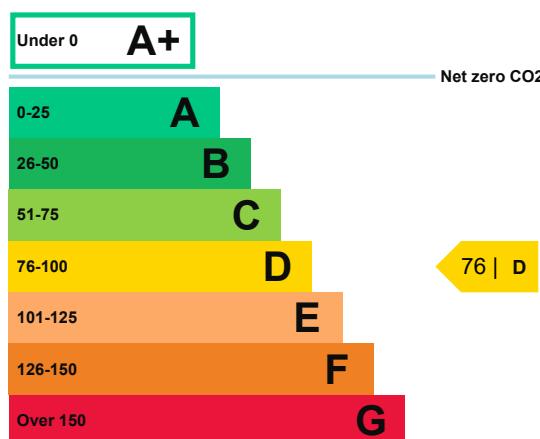
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is D.

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 | B

If typical of the existing stock

95 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	47.78
Primary energy use (kWh/m2 per year)	283

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9330-5158-1910-6795-3930\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Madeline Storey
Telephone	01157141123
Email	<a href="mailto:maddie@surveyhub.co.uk">maddie@surveyhub.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/024144
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Survey Hub Ltd
Employer address	34 Regent Street Nottingham NG1 5BT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 May 2022
Date of certificate	14 June 2022

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