

Energy performance certificate (EPC)

Epworth House
25 City Road
London
EC1Y 1AA

Energy rating

B

Valid until:

25 June 2032

Certificate number:

7659-8643-9839-4841-6296

Property type	B1 Offices and Workshop businesses
Total floor area	8,235 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 B.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A green arrow points to the B rating, which corresponds to a score of 37. The scale is divided into seven color-coded bands: A+ (green), A (light green), B (green), C (light green), D (yellow), E (orange), F (dark orange), and G (red).

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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	33 B
If typical of the existing stock	96 D

<https://find-energy-certificate.service.gov.uk/energy-certificate/7659-8643-9839-4841-6296?print=true>

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Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	23.63
Primary energy use (kWh/m ² per year)	139

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6514-6827-3845-1292-1692\)](/energy-certificate/6514-6827-3845-1292-1692).

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	Nigel Lee Pavey
Telephone	01580 882 131
Email	nigel.pavey@karsonsconsulting.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	LCEA900082
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Karsons Consulting
Employer address	Bedford House, 21a John Street, London, WC1N 2BF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 June 2022
Date of certificate	26 June 2022