

# Energy performance certificate (EPC)

FIRST FLOOR UNIT  
63 Temple Row  
BIRMINGHAM  
B2 5LS

Energy rating

**B**

Valid until: **2 January 2034**

Certificate number: **0622-6203-4278-8673-4938**

Property type: Offices and Workshop Businesses

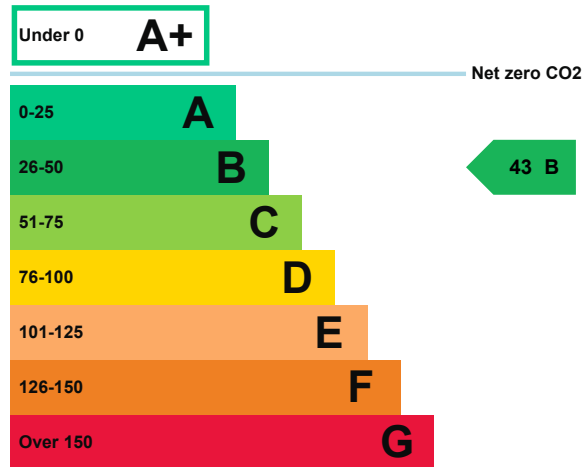
Total floor area: 408 square metres

## 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.



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

**9 A**

If typical of the existing stock

**37 B**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.4
Primary energy use (kWh/m <sup>2</sup> per year)	106

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1853-4428-8366-7092-9672\)](/energy-certificate/1853-4428-8366-7092-9672).

## 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	Luis Lopez
Telephone	07849801881
Email	<a href="mailto:luisviredondo@gmail.com">luisviredondo@gmail.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER400457
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### About this assessment

Employer	Low Carbon Alliance
Employer address	4th Floor Hamilton House, Mabledon Place, London, C1H 9BB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 November 2023
Date of certificate	3 January 2024