

Energy performance certificate (EPC)

12a Charterhouse Square
London
EC1M 6AX

Energy rating

D

Valid until:

30 September 2031

Certificate number:

1723-8207-8813-0269-0408

Property type

B1 Offices and Workshop businesses

Total floor area

448 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 D.

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each representing a rating and a range of scores. The ratings are A+, A, B, C, D, E, F, and G, ordered from best (top) to worst (bottom). The scores are: A+ (Under 0), A (0-25), B (26-50), C (51-75), D (76-100), E (101-125), F (126-150), and G (Over 150). A vertical line labeled 'Net zero CO2' is positioned at the start of the A+ bar. A yellow arrow points to the D rating bar, which is labeled '77 D'.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/1723-8207-8813-0269-0408?print=true>

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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	93 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	53.68
Primary energy use (kWh/m2 per year)	310

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2991-5993-1896-5792-1266\)](#).

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	Zamir Borg-Mirza
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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	STRO003881
Telephone	0330 124 9660
Email	certification@stroma.com

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	30 September 2021
Date of certificate	1 October 2021