

Energy performance certificate (EPC)

Matgates & Co 12 Waterson Street LONDON E2 8HL	Energy rating	Valid until: 17 June 2028
	D	Certificate number: 0060-3992-0378-5510-3064

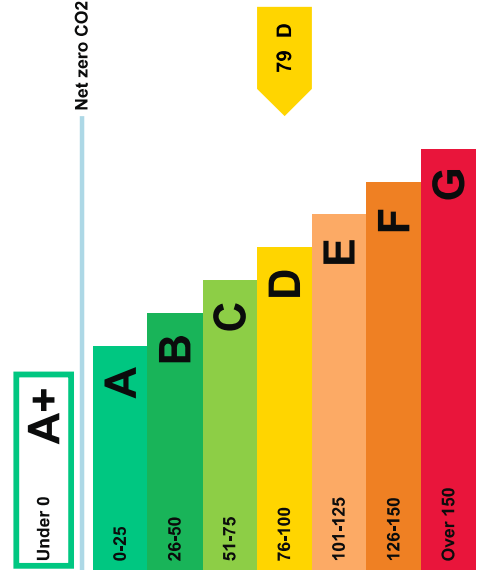
Property type	B1 Offices and Workshop businesses
Total floor area	88 square metres

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

80 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)	58.6	
Primary energy use (kWh/m2 per year)	347	

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9356-4016-0987-0300-5205\)](#).

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	Stephen Rayner
Telephone	020 7099 7729
Email	enquiries@property-briefing.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019706
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Property Briefing Limited
Employer address	20 Station Road, Reedham, NR13 3TA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 June 2018
Date of certificate	18 June 2018
