

Energy performance certificate (EPC)

3RD FLOOR OFFICE 16 St. Clare Street LONDON EC3N 1LQ	Energy rating C	Valid until: 26 May 2032
		Certificate number: 2877-6583-5465-8313-0216

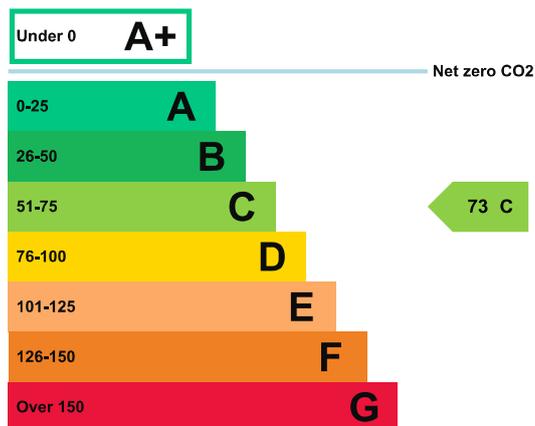
Property type	B1 Offices and Workshop businesses
Total floor area	197 square metres

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 C.



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	32 B
If typical of the existing stock	92 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	42.32
Primary energy use (kWh/m ² per year)	250

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4552-7277-4452-0191-6966\)](/energy-certificate/4552-7277-4452-0191-6966).

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	Nat Hines
Telephone	02476233144
Email	nat.hines@wensleylawz.com

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	STRO034753
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	116 Walsgrave Road Coventry CV2 4ED
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 April 2022
Date of certificate	27 May 2022
