

Energy performance certificate (EPC)

Fourth Floor
Caledonia House
223 Pentonville Road
Islington
LONDON
N1 9NG

Energy rating

B

Valid until:

26 June 2032

Certificate number:

2483-4101-1353-5498-5526

Property type	Offices and Workshop Businesses
Total floor area	513 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 consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in a descending staircase pattern from left to right. The ratings and their corresponding score ranges 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 green arrow points to the B rating bar, which is labeled with the score '40 B'. A light blue line extends from the A+ rating to the right, labeled 'Net zero CO2'.

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/2483-4101-1353-5498-5526?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	10.63
Primary energy use (kWh/m2 per year)	113

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9516-6784-3763-5224-1474\)](#).

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	Harrison Walsh
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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	STRO035267
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Compliance365
Employer address	Unit 6 Mariner Court Calder Park Wakefield WF4 3FL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 April 2022
Date of certificate	27 June 2022