

# Energy performance certificate (EPC)

Ground Floor And Basement 32-38 Osborn Street LONDON E1 6TD	Energy rating <b>E</b>	Valid until: <b>19 January 2036</b>
		Certificate number: <b>5510-0636-3472-4499-9202</b>

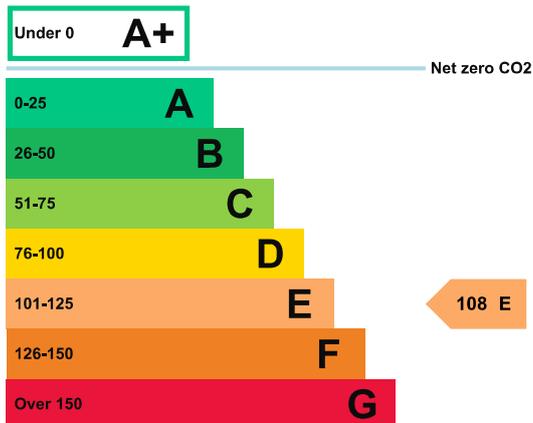
Property type	Offices and Workshop Businesses
Total floor area	486 square metres

## 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 E.



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	<b>12 A</b>
If typical of the existing stock	<b>48 B</b>

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.06
Primary energy use (kWh/m <sup>2</sup> per year)	107

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5924-9693-7442-5400-1603\)](/energy-certificate/5924-9693-7442-5400-1603).

## 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	Usman Hussain
Telephone	07939302868
Email	<a href="mailto:usman@energyexpertise.co.uk">usman@energyexpertise.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID201051
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Energy Expertise LTD
Employer address	07939302868
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 January 2026
Date of certificate	20 January 2026