

# Energy performance certificate (EPC)

4TH FLOOR 2-4 Southwark Street LONDON SE1 1TQ	Energy rating	Valid until: 11 March 2028
	<b>B</b>	Certificate number: 9717-3042-0585-0304-8025

Property type	B1 Offices and Workshop businesses
Total floor area	135 square metres

## Rules on letting this property

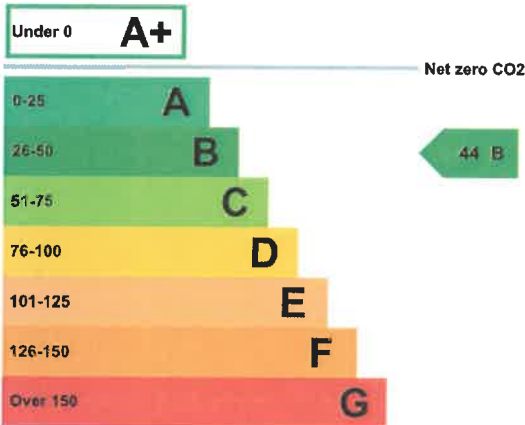
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

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	19 A
If typical of the existing stock	56 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	29.98
Primary energy use (kWh/m <sup>2</sup> per year)	177

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0874-0348-1559-7422-0006\)](#).

## 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	Glen Baynes
Telephone	01582 793525 (0777 249 2007)
Email	<a href="mailto:info@1stclassenergy.co.uk">info@1stclassenergy.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008154
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	CORE Sustainability
Employer address	Kemp House, 152 City Road, London, EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 February 2018
Date of certificate	12 March 2018