

Energy performance certificate (EPC)

Basement and Ground floor 255 Gray's Inn Road London WC1X 8QT	Energy rating C	Valid until: 31 July 2035
		Certificate number: 3845-1138-2571-6199-5490

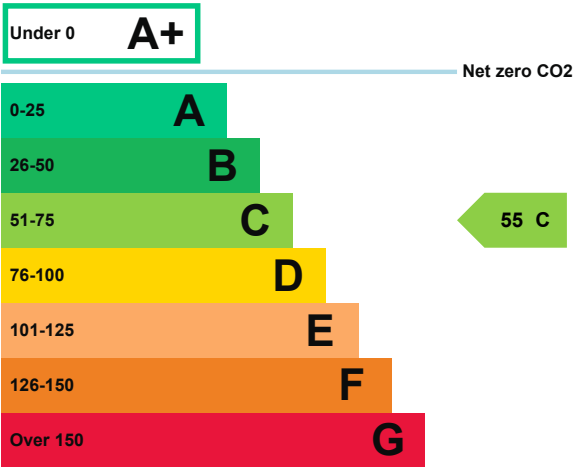
Property type	Offices and Workshop Businesses
Total floor area	84 square metres

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	6 A
If typical of the existing stock	26 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 ₂ /m ² per year)	20.54
Primary energy use (kWh/m ² per year)	217

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9817-0528-0235-8695-7425\)](/energy-certificate/9817-0528-0235-8695-7425).

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	Shane Martin
Telephone	02082961613
Email	queries@londonenergyassessors.co.uk

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/032805
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Swifenergy
Employer address	98 Whittlesea Road HA36LY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 July 2025
Date of certificate	1 August 2025