

Energy performance certificate (EPC)

UNIT 20
Waterside
44-48 Wharf Road
LONDON
N1 7UX

Energy rating

D

Valid until:

2 October 2032

Certificate number:

2236-8168-2234-5256-9264

Property type

Offices and Workshop Businesses

Total floor area

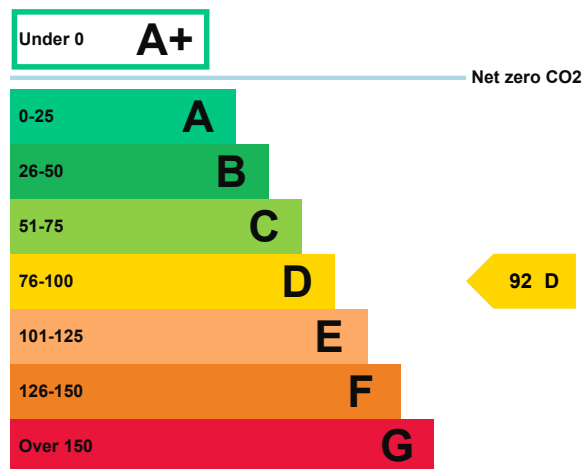
179 square metres

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 D.



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

5 A

If typical of the existing stock

18 A

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)	24.19
Primary energy use (kWh/m ² per year)	255

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4319-8786-2571-8560-0083\)](/energy-certificate/4319-8786-2571-8560-0083).

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	Martin Zambrano
Telephone	01335300928
Email	martin@luisandbell.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	Stroma Certification Ltd
Assessor's ID	STRO033214
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Luis and Bell Surveyors
Employer address	Ashbourne Business Centre Dig Street Ashbourne DE6 1GF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 October 2022
Date of certificate	3 October 2022