

Energy performance certificate (EPC)

1st Floor Swan House 37-39 High Holborn LONDON WC1V 6AA	Energy rating B	Valid until: 4 April 2032 Certificate number: 6801-6532-4002-0197-0106
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Property type B1 Offices and Workshop businesses

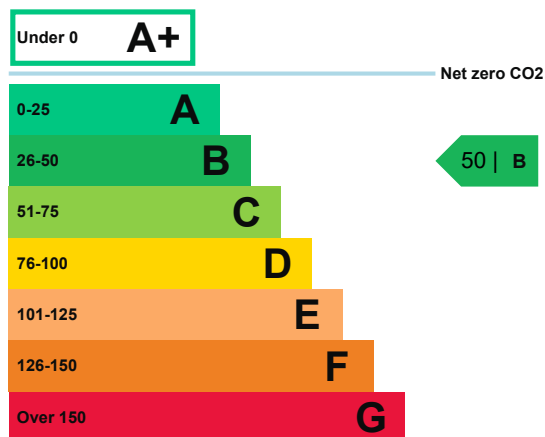
Total floor area 280 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

28 | B

If typical of the existing stock

83 | D

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)	32.65
Primary energy use (kWh/m2 per year)	193

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0976-0200-6402-4811-5100\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Umair Naeem Baig
Telephone	07487693657
Email	umairnaeembaig@gmail.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID204942
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	UK Energy Reports
Employer address	23 Shelson Avenue Feltham TW13 4QS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 March 2022
Date of certificate	5 April 2022
