

## Energy performance certificate (EPC)

98 Theobalds Road  
London  
WC1X 8WB

Energy rating

**B**

Valid until: **14 May 2035**

Certificate number: **6125-9218-7548-7250-1457**

Property type **Offices and Workshop Businesses**

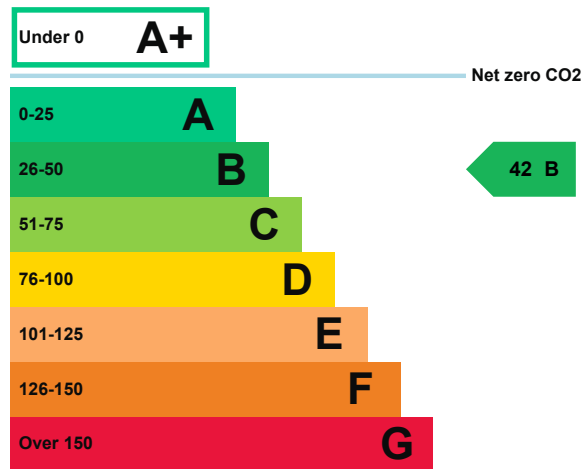
Total floor area **17,858 square metres**

### 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

**25 A**

If typical of the existing stock

**100 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	8.39
Primary energy use (kWh/m <sup>2</sup> per year)	61

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3811-2147-7626-4194-8221\)](/energy-certificate/3811-2147-7626-4194-8221).

## 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	Xinlong Wang
Telephone	020 7618 4800
Email	<a href="mailto:xinlong.wang@chapmanbdsp.com">xinlong.wang@chapmanbdsp.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206178
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	ChapmanBDSP
Employer address	40 Gracechurch Street, London, EC3V 0BT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 March 2025
Date of certificate	15 May 2025