

Energy performance certificate (EPC)

Unit 11 Angel Wharf 58 Eagle Wharf Road LONDON N1 7ER	Energy rating C	Valid until: 7 February 2028
Certificate number: 9940-3072-0633-0000-3505		

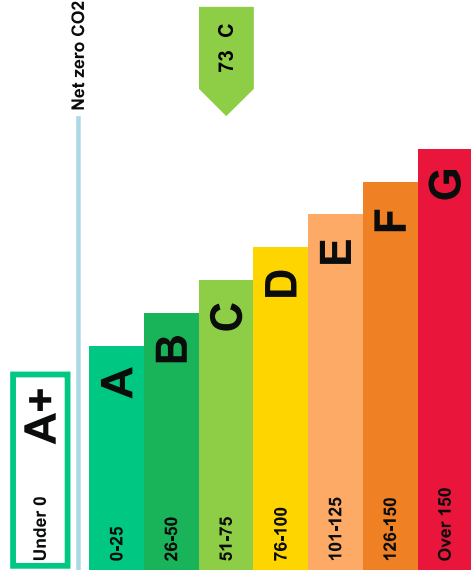
Property type	B1 Offices and Workshop businesses	
Total floor area	280 square metres	

Rules on letting this property

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

Energy 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

32 B

If typical of the existing stock

93 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	46.59
Primary energy use (kWh/m2 per year)	276

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0390-0043-4639-0702-5006\)](#).

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	William White
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Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206130
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	EPC Online
Employer address	Provident House, Burrell Row, Beckenham, Kent, BR3 1AT
Assessor's declaration	The assessor has an indirect relation to the owner (for example, somebody in the assessor's family might be employed by the property owner).
Date of assessment	7 February 2017
Date of certificate	8 February 2018