

Energy performance certificate (EPC)

5th Floor 34 Threadneedle Street London EC2R 8AY	Energy rating C	Valid until: 19 September 2032
		Certificate number: 4358-5487-1131-3550-6444

Property type **Retail/Financial and Professional Services**

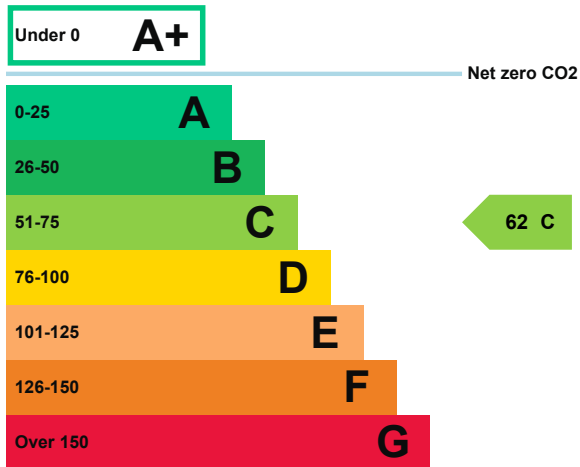
Total floor area **86 square metres**

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

11 A

If typical of the existing stock

44 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	26.77
Primary energy use (kWh/m ² per year)	290

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0450-3534-8637-4184-4450\)](#).

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	Bizhan Jeddi
Telephone	0330 133 0642
Email	info@certifymyproperty.com

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	STRO034567
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Certify My Property Ltd
Employer address	77 Beckenham Lane Bromley BR2 0DN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 September 2022
Date of certificate	20 September 2022