

Energy performance certificate (EPC)

2-3 Gough Square
LONDON
EC4A 3DE

Energy rating

B

Valid until:

9 March 2033

Certificate number:

1684-5649-4618-4576-0869

Property type	Offices and Workshop Businesses
Total floor area	573 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A green arrow points to the B rating, which corresponds to a score of 50. The scale is divided into seven color-coded bands: A+ (green), A (teal), B (green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). A vertical line marks the 'Net zero CO2' point at 0.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

How this property compares to others

Properties similar to this one could have ratings:

If newly built	15 A
If typical of the existing stock	58 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/1684-5649-4618-4576-0869?print=true>

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Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	14.27
Primary energy use (kWh/m2 per year)	154

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6395-0001-5038-4092-7828\)](/energy-certificate/6395-0001-5038-4092-7828).

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	Zamir Borg-Mirza
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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	Stroma Certification Ltd
Assessor's ID	STRO003881
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Vital
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 March 2023
Date of certificate	10 March 2023