

Energy performance certificate (EPC)

78 St. James's Street - Modern Offices LONDON SW1A 1JB	Energy rating B	Valid until: 16 January 2033
		Certificate number: 3286-3402-8701-7781-5524

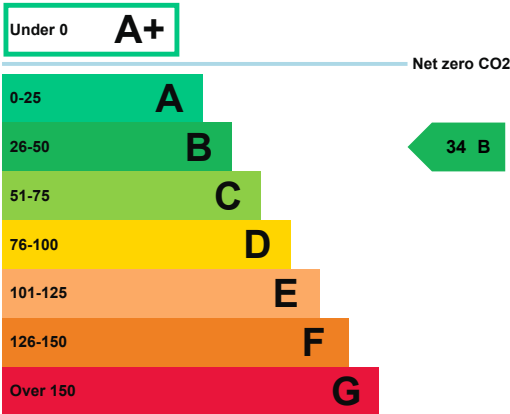
Property type	Offices and Workshop Businesses
Total floor area	12,809 square metres

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	18 A
If typical of the existing stock	74 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	9.74
Primary energy use (kWh/m ² per year)	84

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8599-6295-7196-7649-1873\)](#).

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	Neil Ingham
Telephone	020 7148 6290
Email	neil@thepes.co.uk

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	LCEA158593
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 January 2023
Date of certificate	17 January 2023