

Energy performance certificate (EPC)

WOLFS GROUND AND LOWER FLOOR OFFICE ROYAL LONDON HOUSE 35 PARADISE STREET BIRMINGHAM B1 2AJ	Energy rating B	Valid until: 20 October 2031
		Certificate number: 8837-7155-9314-0126-4168

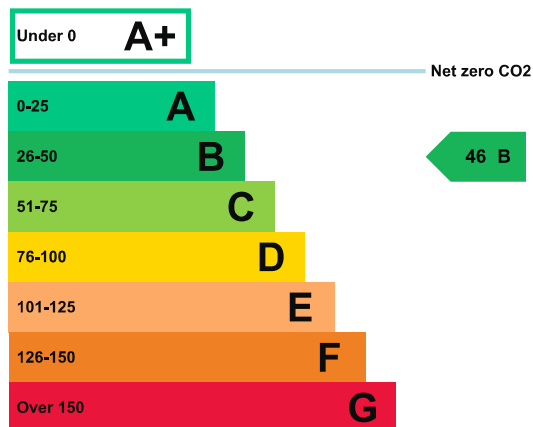
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	156 square metres

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	47.42
Primary energy use (kWh/m2 per year)	277

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6139-9695-0714-7021-7038\)](#).

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	Daniel Raine
Telephone	07903313303
Email	danielmasonraine@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK302480
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Daniel Raine Limited
Employer address	Birmingham, West Midlands
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 October 2021
Date of certificate	21 October 2021