

## Energy performance certificate (EPC)

326-328 Old Street  
Hackney  
LONDON  
EC1V 9DR

Energy rating

C

Valid until:

16 July 2035

Certificate number:

4090-2056-9763-3474-5606

Property type

Retail/Financial and Professional Services

Total floor area

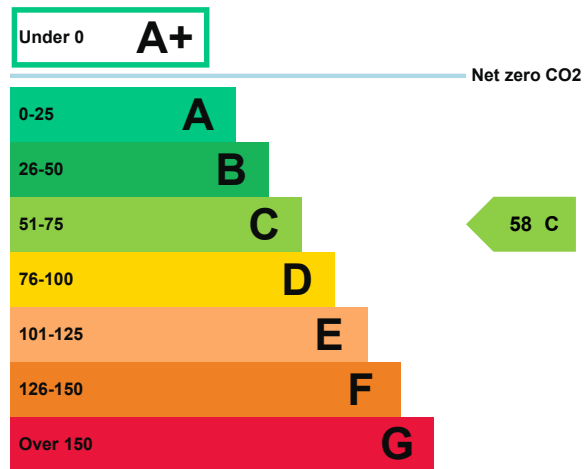
260 square metres

### 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

9 A

If typical of the existing stock

38 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 <sub>2</sub> /m <sup>2</sup> per year) | 23.63                     |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 256                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5124-3136-8468-8409-4202\)](#).

## 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 | Aaron Lewis  |
| Telephone       | 0800 0385 422  |
| Email           | <a href="mailto:aaron@staygreen50.com">aaron@staygreen50.com</a> |

### 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        | QUID203098   |
| Telephone            | 01225 667 570  |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Cec Energy Ltd  |
| Employer address       | 62, Woodville Road, LONDON, NW11 9TN                      |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 17 July 2025  |
| Date of certificate    | 17 July 2025  |