

Energy performance certificate (EPC)

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| Moorgate House Dysart Street Hackney LONDON EC2A 2BX | Energy rating D | Valid until: 6 April 2033 |
| | | Certificate number: 1802-0931-9642-6362-6641 |

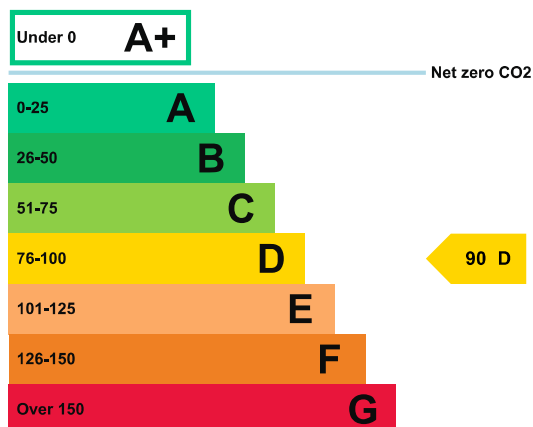
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| Property type | Offices and Workshop Businesses |
| Total floor area | 1,050 square metres |

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 D.



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 | 17 A |
| If typical of the existing stock | 67 C |

Breakdown of this property's energy performance

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| Main heating fuel | Natural Gas |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 22.65 |
| Primary energy use (kWh/m ² per year) | 196 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6980-3307-7926-7033-5220\)](/energy-certificate/6980-3307-7926-7033-5220).

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.

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|-----------------|--|
| Assessor's name | Matthew J Chater |
| Telephone | 02071936078 |
| Email | matthewchater@btinternet.com |

Contacting the accreditation scheme

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

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|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO003021 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|---|
| Employer | Matthew Chater Associates Limited |
| Employer address | Rookery Farm, Poole Street, Great Yeldham, Essex, CO9 4HJ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 28 March 2023 |
| Date of certificate | 7 April 2023 |