

Energy performance certificate (EPC)

Fourth Floor 40 Gracechurch Street LONDON EC3V 0BT	Energy rating B	Valid until: 18 December 2035
		Certificate number: 3718-0718-2835-0188-0521

Property type	Offices and Workshop Businesses
Total floor area	1,171 square metres

Rules on letting this property

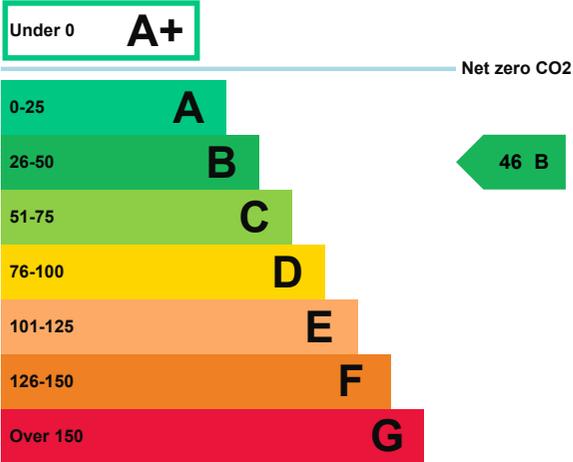
Properties can be let if they have an energy rating from A+ to E.

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	15 A
If typical of the existing stock	58 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)	10.14
Primary energy use (kWh/m ² per year)	97

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9299-6226-6010-4490-2900\)](#).

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	Mark Surry
Telephone	07767687416
Email	darryl.vardill@4jdconsulting.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019415
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	4JD Consulting
Employer address	4 Pecham Close West Malling ME19 4SB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 December 2025
Date of certificate	19 December 2025