

Energy performance certificate (EPC)

FIRST FLOOR OFFICE
31-33, High Holborn
LONDON
WC1V 6AX

Energy rating

B

Valid until: **29 January 2035**

Certificate number: **5058-1761-6241-1068-7385**

Property type: Offices and Workshop Businesses

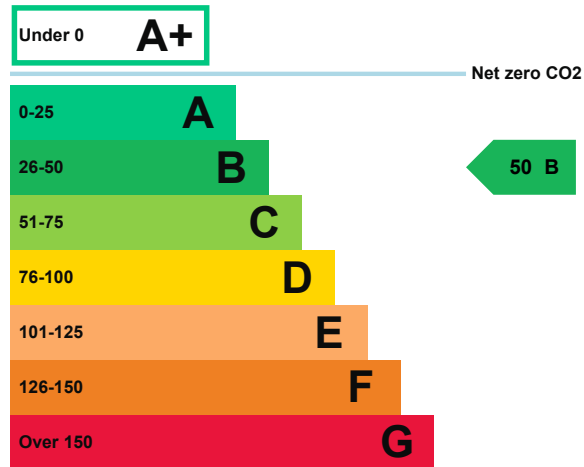
Total floor area: 285 square metres

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

10 A

If typical of the existing stock

42 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 ₂ /m ² per year)	11.88
Primary energy use (kWh/m ² per year)	129

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9457-4128-3268-7184-2802\)](/energy-certificate/9457-4128-3268-7184-2802).

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	Simon Whittle
Telephone	07771370540
Email	alphaassessors@aol.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/019114
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Alpha Energy Assessors Limited
Employer address	15 Dell Rise, Park Street, St Albans, Herts, AL2 2QJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 January 2025
Date of certificate	30 January 2025
