Energy performance certificate (EPC)

Third Floor
33 Great Sutton Street
LONDON
EC1V 0DX

Energy rating

B

Valid until: **6 July 2033**

Certificate number: **6906-8935-1198-7923-3838**

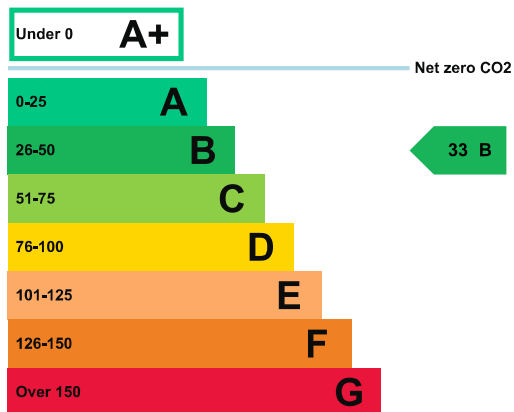| Property type	Offices and Workshop Businesses
Total floor area	171 square metres

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 current 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.

Score	Rating
Under 0	A+
	Net zero CO2
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

33 B

How this property compares to others

Properties similar to this one could have ratings:

If newly built

14 A

If typical of the existing stock

56 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	7.6
Primary energy use (kWh/m2 per year)	83

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6316-9224-3557-9183-5606).

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	William White
Telephone	03333 445 504
Email	william@whiteenergyservices.co.uk

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/015575
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment
Employer	Future Building Ltd
Employer address	Use Space Paddock Street Manchester M12 6PN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 March 2023
Date of certificate	7 July 2023