

Energy performance certificate (EPC)

1ST FLOOR
12-16 Clerkenwell Road
LONDON
EC1M 5PQ

Energy rating

B

Valid until: **19 March 2032**

Certificate number: **3369-4813-8342-4197-5069**

Property type

B1 Offices and Workshop businesses

Total floor area

484 square metres

Rules on letting this property

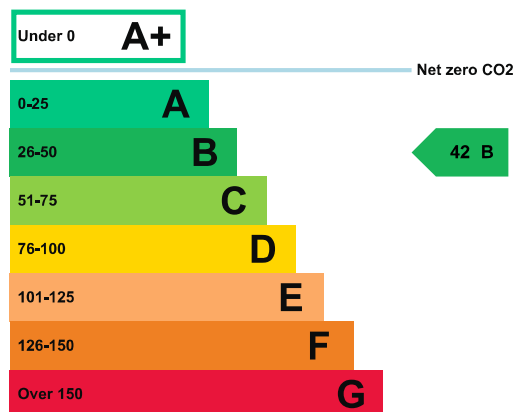
Properties can be let if they have an energy rating from A+ to E.

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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

85 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	26.69
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Primary energy use (kWh/m ² per year)	158
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4561-5276-6394-0785-4577\)](#).

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	Marcin Gorecki
Telephone	07525477937
Email	marcin.gorecki@encomconsultancy.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO024899
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	arbnco Ltd – Nuveen Real Estate
Employer address	Inovo - Ground Floor Suite F 121 George Street Glasgow G1 1RD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 March 2022
Date of certificate	20 March 2022
