

# Energy performance certificate (EPC)

G08 Ability Plaza  
Arbutus Street  
LONDON  
E8 4DT

Energy rating

**B**

Valid until: **1 October 2033**

Certificate number: **5558-1099-1860-1878-2625**

**Property type**

Offices and Workshop Businesses

**Total floor area**

273 square metres

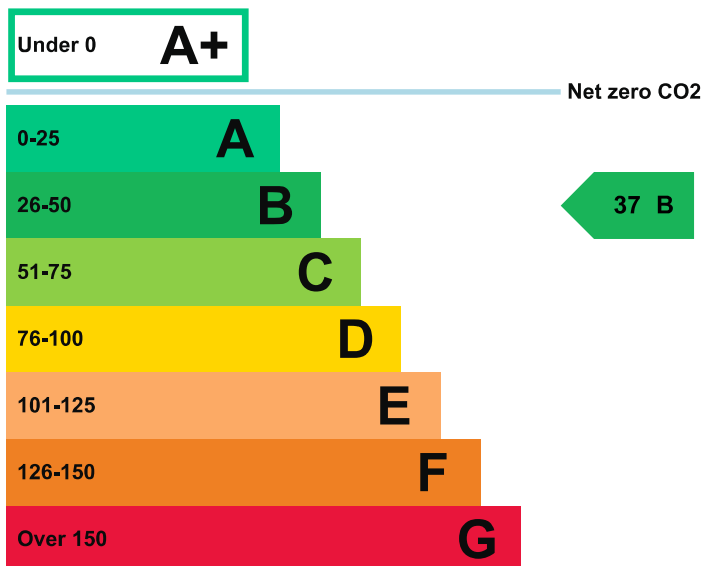
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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**

**12 A**

**If typical of the existing stock**

**48 B**

## Breakdown of this property's energy performance

**Main heating fuel**

Grid Supplied Electricity

<b>Building environment</b>	Air Conditioning
<b>Assessment level</b>	3
<b>Building emission rate (kgCO2/m2 per year)</b>	9.46
<b>Primary energy use (kWh/m2 per year)</b>	104

► [About primary energy use](#)

#### Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2237-2945-1888-2538-3358\)](#).

#### 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.

<b>Assessor's name</b>	Mark Bateman
<b>Telephone</b>	07810483710
<b>Email</b>	<a href="mailto:mark.bateman@bep-ltd.co.uk">mark.bateman@bep-ltd.co.uk</a>

### Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Sterling Accreditation Ltd
<b>Assessor's ID</b>	STER500952
<b>Telephone</b>	0161 727 4303
<b>Email</b>	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### About this assessment

<b>Employer</b>	Building Energy Practice
<b>Employer address</b>	Newminster House 27-29 Baldwin Street Bristol BS1 1LT
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	27 September 2023
<b>Date of certificate</b>	2 October 2023

#### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

**OGI**

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