

Energy performance certificate (EPC)

Units 1-8 60-70 Shorts Gardens London WC2H 9AH	Energy rating	Valid until: 21 May 2034
	B	Certificate number: 4945-2431-1170-3520-0364

Property type B1 Offices and Workshop businesses

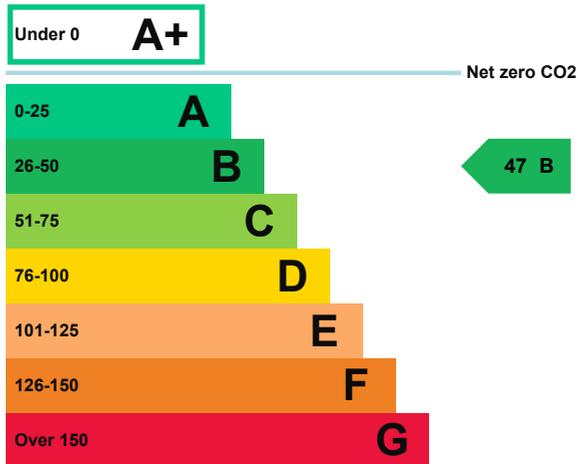
Total floor area 3,951 square metres

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

36 B

If typical of the existing stock

104 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	31.74
Primary energy use (kWh/m ² per year)	188

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8553-5237-9855-2726-6121\)](/energy-certificate/8553-5237-9855-2726-6121).

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	Christopher Armstrong
Telephone	01795 841 035
Email	cmarmstrong@quinross.com

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA171023
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	FHPP Ltd
Employer address	Quayside House, Furnival Road, Sheffield, S4 7YA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 April 2024
Date of certificate	22 May 2024