

# Energy performance certificate (EPC)

2nd Floor  
76-77 Watling Street  
London  
EC4M 9BJ

Energy rating

E

Valid until:

15 February 2032

Certificate  
number:

5485-0730-1883-0779-7972

## Property type

B1 Offices and Workshop businesses

## Total floor area

118 square metres

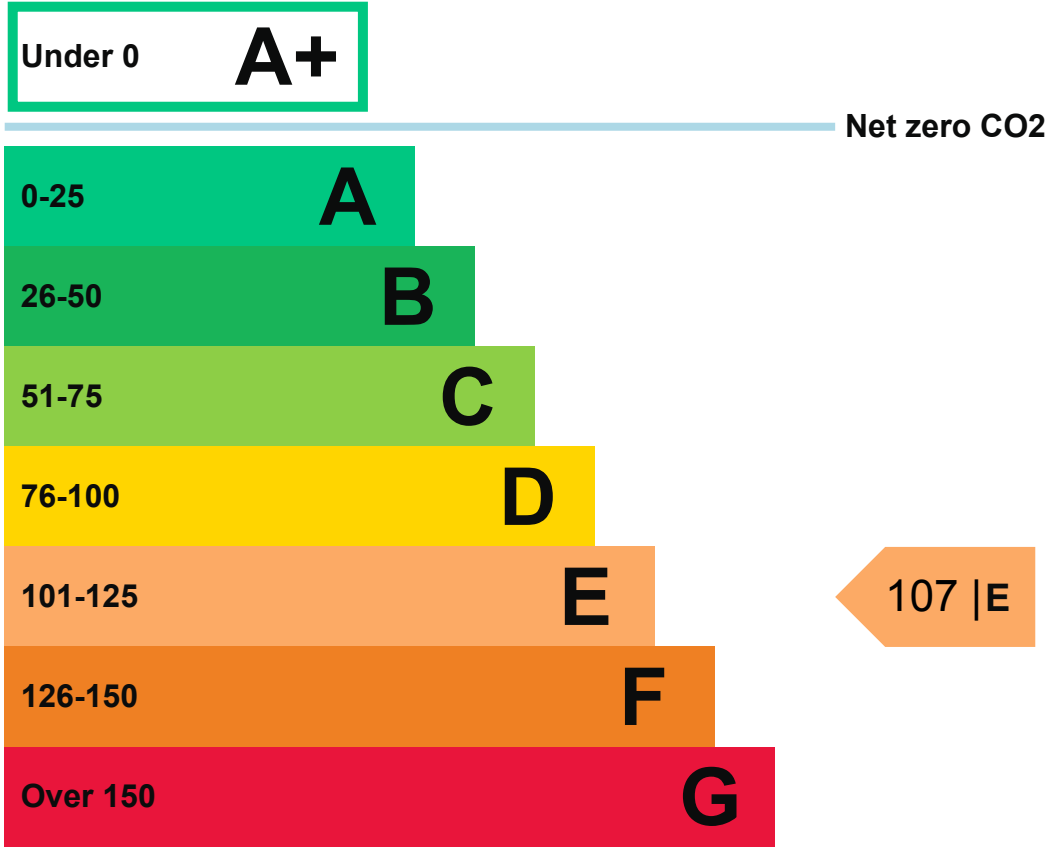
## Rules on letting this property

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 efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Mixed-mode with Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

73.72

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## Primary energy use (kWh/m<sup>2</sup> per year)

432

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6393-7337-4114-0179-7990\)](/energy-certificate/6393-7337-4114-0179-7990).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Zamir Borg-Mirza

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### Telephone

0845 388 3814

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### Email

[zbm@epcassure.com](mailto:zbm@epcassure.com)

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## Accreditation scheme contact details

### Accreditation scheme

Stroma Certification Ltd

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### Assessor ID

STRO003881

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**Telephone**

0330 124 9660

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**Email**

[certification@stroma.com](mailto:certification@stroma.com)

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**Assessment details****Employer**

EPC Assure Ltd

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**Employer address**

20-22 Wenlock Road London N1 7GU

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

16 February 2022

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**Date of certificate**

16 February 2022

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**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.