

# Energy performance certificate (EPC)

4TH FLOOR REAR 89 Fleet Street LONDON EC4Y 1DH	Energy rating <b>C</b>	Valid until: <b>6 December 2027</b> Certificate number: <b>9673-3039-0539-1191-7201</b>
---	---------------------------	--

### Property type

A1/A2 Retail and Financial/Professional services

### Total floor area

24 square metres

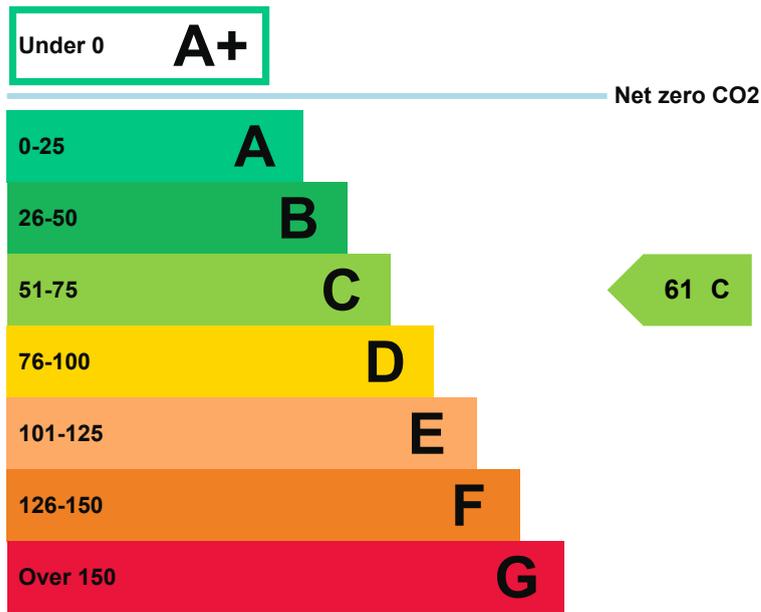
### Rules on letting this property

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 C.



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

20 A

#### If typical of the existing stock

60 C

**Breakdown of this property's energy performance****Main heating fuel**Natural Gas

---

**Building environment**Heating and Natural Ventilation

---

**Assessment level**3

---

**Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)**98.16

---

**Primary energy use (kWh/m<sup>2</sup> per year)**577

---

[▶ About primary energy use](#)**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0761-0143-7599-3309-2192\)](#).

**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**Ori Reiss

---

**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**STRO003801

---

**Telephone**0330 124 9660

---

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

---

**About this assessment****Employer**EPC Assure Ltd

---

**Employer address**20-22 Wenlock Road London N1 7GU

---

**Assessor's declaration**

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

---

**Date of assessment**

3 November 2017

---

**Date of certificate**

7 December 2017

---

**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 \(/service-performance\)](#)

**OGL**

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/), except where otherwise stated



[it \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework)