

# Energy performance certificate (EPC)

Third Floor  
10 Throgmorton Avenue  
LONDON  
EC2N 2DL

Energy rating

C

Valid until: 12 November 2031

Certificate number: 9094-0276-4389-3563-0850

Property type

B1 Offices and Workshop businesses

Total floor area

475 square metres

## Rules on letting this property

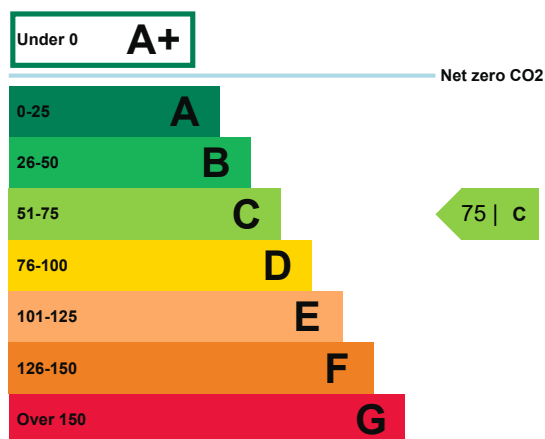
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



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

40 | B

If typical of the existing stock

116 | E

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

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
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Building environment	Air Conditioning
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Assessment level	4
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	99.87
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Primary energy use (kWh/m <sup>2</sup> per year)	584
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2035-4469-4798-8093-5601\)](#).

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## 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	Umair Naeem Baig
Telephone	0203 397 8220
Email	<a href="mailto:hello@propcert.co.uk">hello@propcert.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID205018
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### Assessment details

Employer	PROPCERT
Employer address	Provident House Burrell Row Beckenham BR3 1AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 November 2021
Date of certificate	13 November 2021

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