

# Energy performance certificate (EPC)

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80, Fenchurch Street  
LONDON  
EC3M 4BY

Energy rating

**A**

Valid until 3 September 2030

Certificate number

**0280-1203-0350-4670-**

**2060**

<b>Property type</b>	B1 Offices and Workshop businesses
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<b>Total floor area</b>	29998 square metres
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## Rules on letting this property

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

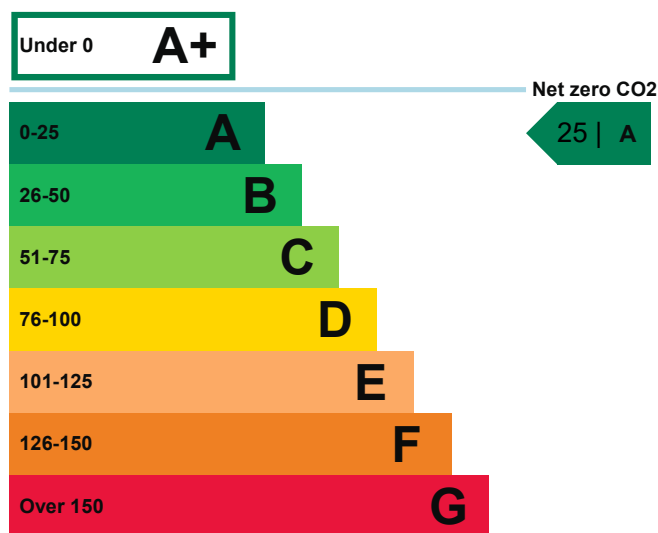
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115444/Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/115444/Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115444/Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)).

## Energy efficiency rating for this property

This property's current energy rating is A.



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

36 | B

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**If typical of the  
existing stock**

104 | E

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**Breakdown of this property's energy performance**

<b>Main heating fuel</b>	Natural Gas
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<b>Building environment</b>	Air Conditioning
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<b>Assessment level</b>	5
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<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	17.49
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<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	103.72
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► [What is primary energy use?](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2146-4078-0005-0200-6321\)](/energy-certificate/2146-4078-0005-0200-6321).

### 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

<b>Assessor's name</b>	Hilson Moran
<b>Telephone</b>	0125 255 0581
<b>Email</b>	<a href="mailto:pcushing@hilsonmoran.com">pcushing@hilsonmoran.com</a>

### Accreditation scheme contact details

<b>Accreditation scheme</b>	CIBSE Certification Limited
<b>Assessor ID</b>	LCEA206076
<b>Telephone</b>	020 8772 3649
<b>Email</b>	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

<b>Date of assessment</b>	26 August 2020
<b>Date of certificate</b>	4 September 2020
<b>Employer</b>	Hilson Moran
<b>Employer address</b>	1 Discovery Place
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.

#### **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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk), or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.