

Energy performance certificate (EPC)

46 New Broad Street
LONDON
EC2M 1JH

Energy rating

B

Valid until: **25 October 2033**

Certificate number: **8421-1256-2543-5557-1094**

Property type

Offices and Workshop Businesses

Total floor area

1,565 square metres

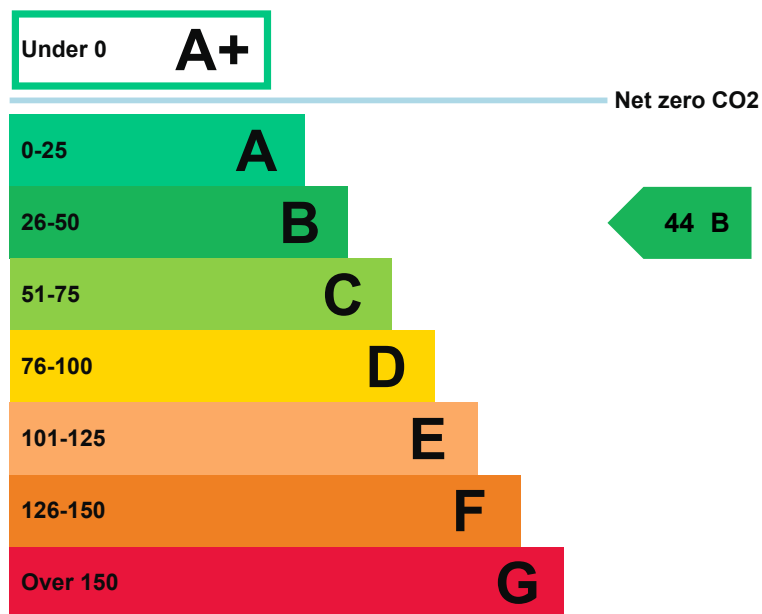
Rules on letting this property

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 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

14 A

If typical of the existing stock

56 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO₂/m² per year)	7.97
Primary energy use (kWh/m² per year)	83

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2212-4577-3477-4372-5219\)](#).

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	Amer Hammudeh
Telephone	07842728522
Email	franky@alphacello.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028381
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Alphacello
Employer address	The Long Barn Down Farm, Cobham Park Road, Cobham, KT11 3NE
Assessor's declaration	The assessor is contracted by the owner to provide other energy assessment services.
Date of assessment	12 October 2023
Date of certificate	26 October 2023

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 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

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