

# Energy performance certificate (EPC)

70 Newcomen Street  
LONDON  
SE1 1YT

Energy rating

**B**

Valid until:

**24 October 2033**

Certificate  
number:

**7187-5084-1934-2584-  
9834**

Property type

Offices and Workshop Businesses

Total floor area

2,792 square metres

## Rules on letting this property

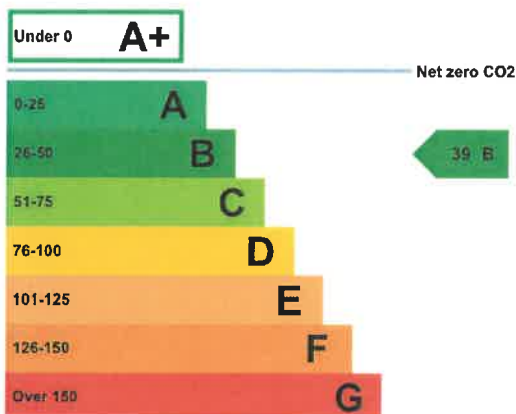
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's 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	13 A
If typical of the existing stock	53 C

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	8.82
Primary energy use (kWh/m2 per year)	96

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0186-6425-0743-9193-2920\)](#).

## 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	Stephen Peacock
Telephone	02086969520
Email	<a href="mailto:stephen@bespokeplans.co.uk">stephen@bespokeplans.co.uk</a>

### 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/008714
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Bespokeplans Limited
Employer address	24 Walmsley House, London, SW16 1RH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 October 2023
Date of certificate	25 October 2023