

## Energy performance certificate (EPC)

Third Floor  
96 Farringdon Road  
Islington  
LONDON  
EC1R 3EA

Energy rating

**D**

Valid until: **21 March 2032**

Certificate number: **9707-2032-3352-0097-0306**

Property type **B1 Offices and Workshop businesses**

Total floor area **28 square metres**

### Rules on letting this property

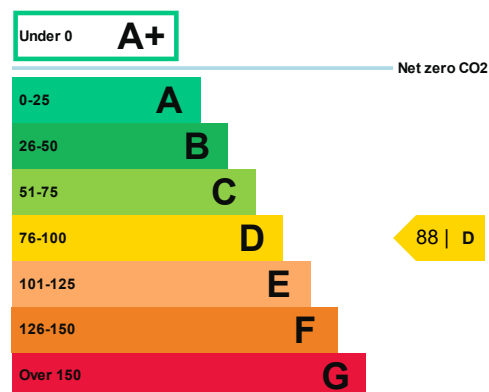
Properties can be let if they have an energy rating from A+ to E.

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 D.



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

24 | A

If typical of the existing stock

71 | 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 (kgCO2/m2 per year) | 62.18                           |
| Primary energy use (kWh/m2 per year)       | 356                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0979-0230-2452-3707-0300\)](https://energy-certificate/0979-0230-2452-3707-0300).

## 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 | Mohammad Mahdi   |
| Telephone       | 07341227634  |
| Email           | <a href="mailto:info@fast-epc.co.uk">info@fast-epc.co.uk</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Quidos Limited   |
| Assessor ID          | QUID206190   |
| Telephone            | 01225 667 570  |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### Assessment details

|                        |   |
|------------------------|---|
| Employer               | Fast EPC London Ltd                                       |
| Employer address       | <insert Employer/Trading Address>                         |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 13 March 2022   |
| Date of certificate    | 22 March 2022   |