

Energy performance certificate (EPC)

Unit 71
Iron Works
58 Dace Road
LONDON
E3 2NX

Energy rating

B

Valid until:

29 April 2033

Certificate
number:

1704-8637-5002-0394-
0306

Property type

Offices and Workshop Businesses

Total floor area

149 square metres

Rules on letting this property

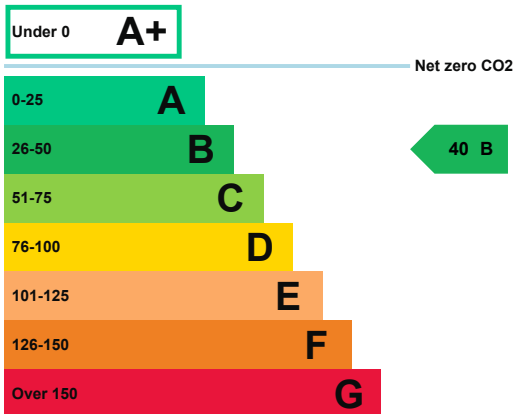
Properties can be let if they have an energy rating from A+ to E.

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

12 A

If typical of the existing stock

46 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	8.35
Primary energy use (kWh/m ² per year)	91

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0941-0200-8407-5734-6300\)](/energy-certificate/0941-0200-8407-5734-6300).

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	Umair Naeem Baig
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID205018
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	PROPCERT
Employer address	182a High Street Beckenham BR3 1EW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 April 2023
Date of certificate	30 April 2023
