

# Energy performance certificate (EPC)

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| WORKSHOP AND PREMISES AT UNIT 19<br>SPECTRUM HOUSE<br>32-34 GORDON HOUSE ROAD<br>LONDON<br>NW5 1LP | Energy rating<br><h2 style="font-size: 2em; margin: 0;">D</h2> | Valid until: <b>25 October 2030</b><br>Certificate number: <b>1550-9730-4012-0558-2176</b> |
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Property type B1 Offices and Workshop businesses

Total floor area 116 square metres

## Rules on letting this property

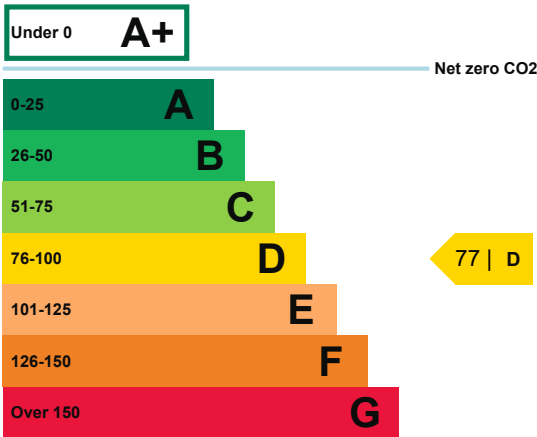
Properties can be let if they have an energy rating from A+ to E.

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 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                   | <span style="font-size: 2em;">←</span> 21   A |
| <hr/>                            |   |
| If typical of the existing stock | <span style="font-size: 2em;">←</span> 63   C |

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

62.12

Primary energy use (kWh/m<sup>2</sup> per year)

367

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0930-3409-4793-7315-3231\)](#).

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## 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 | BRITISH EPC  |
| Telephone       | 02037011068  |
| Email           | <a href="mailto:jonathan@britishepc.com">jonathan@britishepc.com</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd  |
| Assessor ID          | EES/008637   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### Assessment details

|                        |  |
|------------------------|--|
| Employer               | British EPC  |
| Employer address       | Blackstone Road, Huntingdon Business Centre,<br>Huntingdon, PE29 6EF |
| Assessor's declaration | The assessor is not related to the owner of the<br>property.         |
| Date of assessment     | 26 October 2020  |
| Date of certificate    | 26 October 2020  |

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