

# Energy Performance Certificate

## Non-Domestic Building



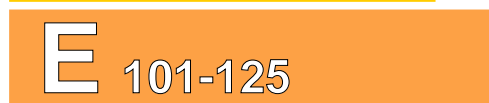
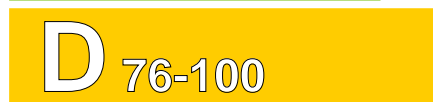
E M Miller & Sons Ltd  
3-11 Westland Place  
LONDON  
N1 7LP

Certificate Reference Number:  
0120-3055-0215-0900-4895

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

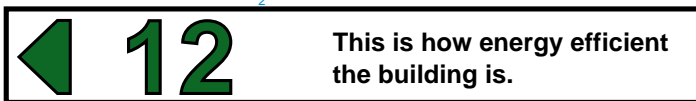
### Energy Performance Asset Rating

More energy efficient



Less energy efficient

Net zero CO<sub>2</sub> emissions



### Technical information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m <sup>2</sup> ):	171
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	3.29

### Benchmarks

Buildings similar to this one could have ratings as follows:

**50** If newly built

**102** If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

<b>Assessment Software:</b>	iSBEM v3.5.a using calculation engine SBEM v3.5.a.0
<b>Property Reference:</b>	105289520000
<b>Assessor Name:</b>	Claire Andrews
<b>Assessor Number:</b>	STRO001518
<b>Accreditation Scheme:</b>	Stroma Accreditation Ltd
<b>Employer/Trading Name:</b>	Prime Commercial Properties Management Limited
<b>Employer/Trading Address:</b>	7 Praed Street, London W2 1NJ
<b>Issue Date:</b>	23 Jul 2010
<b>Valid Until:</b>	22 Jul 2020 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Indirect relation to the owner (e.g. relative employed/contracted by owner)
<b>Recommendations for improving the property are contained in Report Reference Number:</b>	<b>0410-0941-2250-0595-8006</b>

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**