

Energy Performance Certificate

Non-Domestic Building



2 Waterhouse Square
138-142 Holborn
LONDON
EC1N 2TH

Certificate Reference Number:
0280-0439-2939-9506-0006

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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 94 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	23669
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ²):	41.81

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built

118 If typical of the existing stock

Administrative information

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

Assessment Software:	iSBEM v4.1.c using calculation engine SBEM v4.1.c.2
Property Reference:	893904520000
Assessor Name:	Sheldon Mann
Assessor Number:	BREC400002
Accreditation Scheme:	Bre
Employer/Trading Name:	Hoare Lea Consulting Engineers
Employer/Trading Address:	Glen House, 200-208, Tottenham Court Road, London, W1T 7PL
Issue Date:	12 Aug 2011
Valid Until:	11 Aug 2021 (unless superseded by a later certificate)
Related Party Disclosure:	Employed by the organisation dealing with the property transaction
Recommendations for improving the property are contained in Report Reference Number: 0060-8990-0439-2250-4090	

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, 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 or call us on **0800 085 2005**