

# Energy performance certificate (EPC)

5 Bessemer Park  
Shepcote Lane  
Sheffield  
S9 1DZ

Energy rating

**A**

Valid until: **1 February 2034**

Certificate number: **9158-9410-0690-8335-0545**

Property type	Storage or Distribution
Total floor area	10,592 square metres

## Rules on letting this property

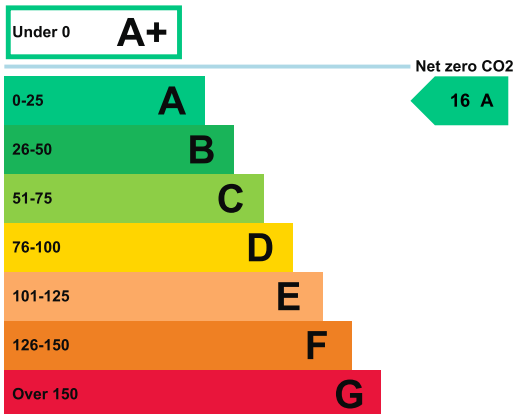
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is A.

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

16 A

If typical of the existing stock

66 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	2.35
Primary energy use (kWh/m <sup>2</sup> per year)	25

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2752-5427-0654-7621-9677\)](/energy-certificate/2752-5427-0654-7621-9677).

## 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	Max Stephenson
Telephone	01134 931 280
Email	<a href="mailto:max.stephenson@yonderconsulting.co.uk">max.stephenson@yonderconsulting.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA206079
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Yonder Limited
Employer address	Third Floor, Concordia Works, 30 Sovereign Street, Leeds, LS1 4BA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2024
Date of certificate	2 February 2024