

Energy performance certificate (EPC)

ANNEX SUITE TWO
260 Ecclesall Road South
SHEFFIELD
S11 9PS

Energy rating

D

Valid until: **5 March 2030**

Certificate number: **0070-9247-0390-1455-5064**

Property type

B1 Offices and Workshop businesses

Total floor area

173 square metres

Rules on letting this property

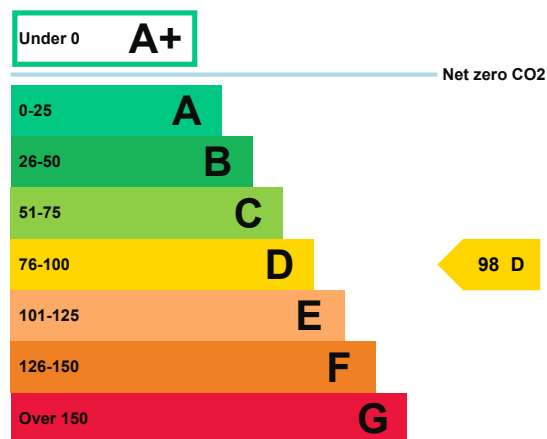
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

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

26 B

If typical of the existing stock

78 D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

78.19

Primary energy use (kWh/m² per year)

448

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2916-4057-0409-0505-4705\)](#).

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	James Lee
Telephone	0121 308 8781
Email	james-lee1@sky.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019653
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	James Lee
Employer address	3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 March 2020
Date of certificate	6 March 2020
