

Energy performance certificate (EPC)

Tuxford & Tebbutt
46-56
Thorpe End
Melton Mowbray
LE13 1RB

Energy rating

C

Valid until:

29 March 2035

Certificate number:

5580-0393-4836-5503-4545

Property type

Offices and Workshop Businesses

Total floor area

5,215 square metres

Rules on letting this property

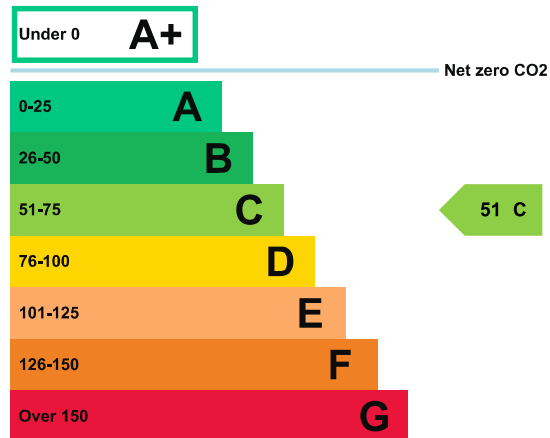
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

11 A

If typical of the existing stock

43 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	18.28
Primary energy use (kWh/m ² per year)	127

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9085-6378-7723-2519-5517\)](/energy-certificate/9085-6378-7723-2519-5517).

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 Horner
Telephone	01924 275275
Email	james@davidghorner.co.uk

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/028151
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	David G. Horner
Employer address	Office 39, RCM Business Centre, Dewsbury Road, Ossett, WF5 9ND
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 March 2025
Date of certificate	30 March 2025
