

Energy performance certificate (EPC)

Unit 8 Essex Park Industrial Estate Essex Street BRADFORD BD4 7UA	Energy rating C	Valid until: 8 April 2035
		Certificate number: 4357-4978-5797-0479-1032

Property type

Offices and Workshop Businesses

Total floor area

486 square metres

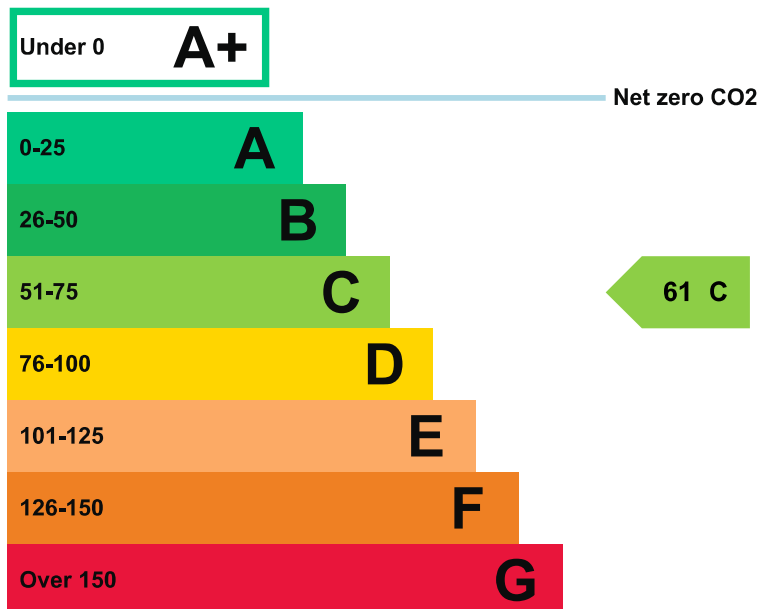
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

If typical of the existing stock

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)

12.8

Primary energy use (kWh/m² per year)

92

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5390-4017-9673-3676-7552\)](#).

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

Timothy Kampel

Telephone

07830 471947

Email

tim@boxpropertiesolutions.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/010875

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Employer

Box Property Solutions Ltd

Employer address

Newlands House One, Inspire Business Park, Bradford, West Yorkshire, BD10 0JE

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

9 April 2025

Date of certificate

9 April 2025

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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