

# Energy performance certificate (EPC)

First Floor 23-25 Station Road Horsforth LEEDS LS18 5PA	Energy rating <div>C</div>	Valid until: 24 February 2035
		Certificate number: 4732-7762-8366-3354-5194

**Property type**  
Offices and Workshop Businesses

**Total floor area**  
106 square metres

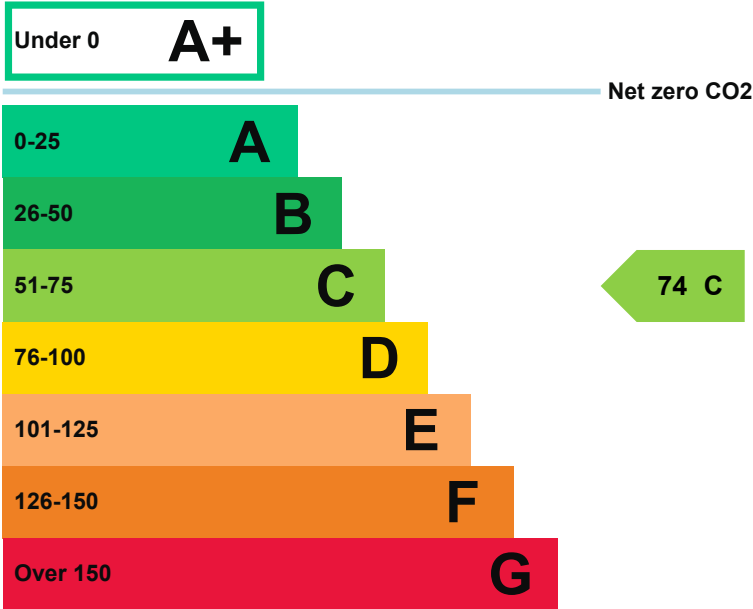
## Rules on letting this property

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

Grid Supplied Electricity

### Building environment

Heating and Natural Ventilation

### Assessment level

3

### Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

32.29

### Primary energy use (kWh/m<sup>2</sup> per year)

336

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5690-9155-6032-9428-0957\)](#).

## 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

Mark Beswick

#### Telephone

07841845572

#### Email

[mark@chevinenergyassessors.co.uk](mailto:mark@chevinenergyassessors.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/019528

**Telephone**

01455 883 250

**Email**[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)**About this assessment****Employer**

Chevin Energy Assessors Ltd

**Employer address**

27 Queens Terrace Otley West Yorkshire. LS21 3JE.

**Assessor's declaration**

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

**Date of assessment**

25 February 2025

**Date of certificate**

25 February 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](mailto: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 \(/service-performance\)](#)**OGL**

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