

# Energy performance certificate (EPC)

2ND FLOOR St. James House 28 Park Place LEEDS LS1 2SP	Energy rating  <b>B</b>	Valid until:	26 March 2035
		Certificate number:	5580-3152-4929-1642-5414
Property type		Offices and Workshop Businesses	
Total floor area		257 square metres	

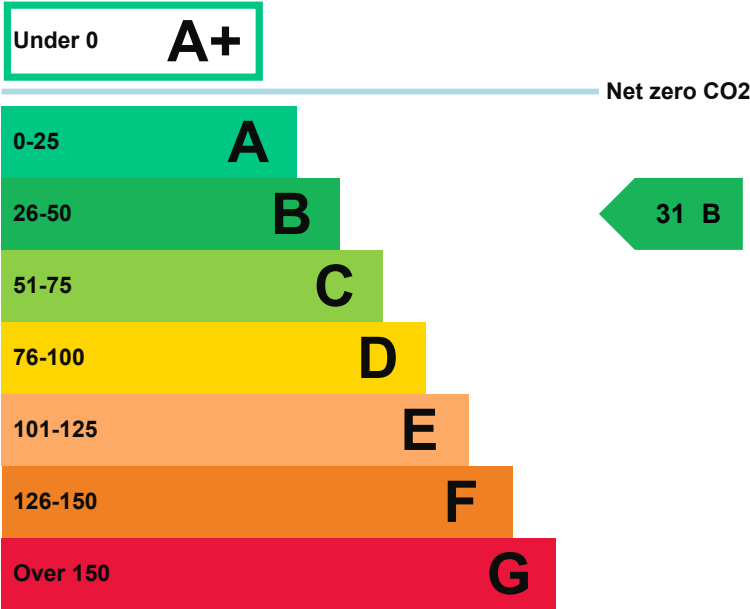
## Rules on letting this property

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 B.



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

43 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	6.36
Primary energy use (kWh/m <sup>2</sup> per year)	69

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9065-5916-4732-7331-6738\)](#).

## 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	Phillip Hartley
Telephone	0113 263 1502
Email	<a href="mailto:phil@epc-west-yorkshire.co.uk">phil@epc-west-yorkshire.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019626
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Hartley EPC
Employer address	27 Dragon Drive Leeds LS12 4AS
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment	26 March 2025
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Date of certificate	27 March 2025
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## 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).

Certificate number	<a href="/energy-certificate/6543-0489-9837-4772-0973">6543-0489-9837-4772-0973 (/energy-certificate/6543-0489-9837-4772-0973)</a>
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Valid until	1 June 2033
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Certificate number	<a href="/energy-certificate/0912-3012-0783-0394-2525">0912-3012-0783-0394-2525 (/energy-certificate/0912-3012-0783-0394-2525)</a>
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Expired on	21 December 2018
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