Energy performance certificate (EPC)

1st Floor 46 - 48 Cank Street Leicester LE1 5GW	Energy rating **C**	**Valid until:**	**10 September 2034**
		Certificate number:	**6372-9117-9034-3899-1307**

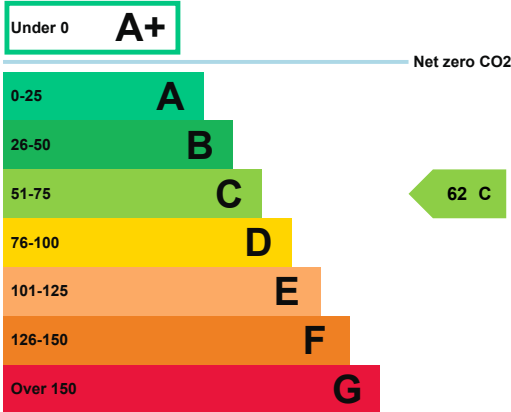| Property type	Retail/Financial and Professional Services
Total floor area	148 square metres

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.

Under 0	**A+**
0-25	**A**
26-50	**B**
51-75	**C** 62 C
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

Net zero CO2

How this property compares to others

Properties similar to this one could have ratings:

If newly built	7 A
If typical of the existing stock	28 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	27.3
Primary energy use (kWh/m2 per year)	290

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1889-8073-4383-6310-7433).

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	T Taylor
Telephone	01530 453940
Email	tara@fepenergy.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/008738
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Future Energy Performance
Employer address	3&5 Ibstock Road, Ellistown
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	6 September 2024
Date of certificate	11 September 2024