

Energy performance certificate (EPC)

Unit 1
Ash Way
Thorp Arch Estate
WETHERBY
LS23 7FA

Energy rating

D

Valid until:

18 June 2027

Certificate number:

0070-5906-0343-1900-9000

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	1,611 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 D.

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A yellow arrow points to the 'D' rating bar, which has a score of 84. A vertical line indicates the 'Net zero CO2' target, which is positioned between the 'A' and 'B' ratings.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0070-5906-0343-1900-9000?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	31 B
If typical of the existing stock	92 D

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)	81.01
Primary energy use (kWh/m2 per year)	472

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9510-4007-0034-0900-9601\)](#).

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	David Johnstone
Telephone	01904614890
Email	surveying@thefesgroup.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/018606
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 March 2017
Date of certificate	19 June 2017