

Energy performance certificate (EPC)

Ground Floor
Maple House
Clifton Park Avenue
YORK
YO30 5PB

Energy rating

A

Valid until:

9 February 2033

Certificate number:

2402-3165-2934-8544-0966

Property type	Offices and Workshop Businesses
Total floor area	287 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 A.

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 seven colored bars, each with a rating letter and a score range. A vertical line marks the 'Net zero CO2' point at a score of 24, which corresponds to rating A. The property's rating of A is highlighted with a green box.

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/2402-3165-2934-8544-0966?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	11 A
If typical of the existing stock	44 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)	6.76
Primary energy use (kWh/m2 per year)	73

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9502-1100-5488-4280-6433\)](#).

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	Jay Mehta
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO035747
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	WSP UK
Employer address	WSP House, 70 Chancery Lane, London EC2A 1AF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 November 2022
Date of certificate	10 February 2023