

# Energy performance certificate (EPC)

Third Floor 2 City Walk Holbeck LEEDS LS11 9AR	Energy rating  <b>B</b>	Valid until: <b>6 June 2033</b>  Certificate number: <b>6368-8185-3433-2355-3604</b>
--	-------------------------------	--

Property type

Offices and Workshop Businesses

Total floor area

1,024 square metres

## Rules on letting this property

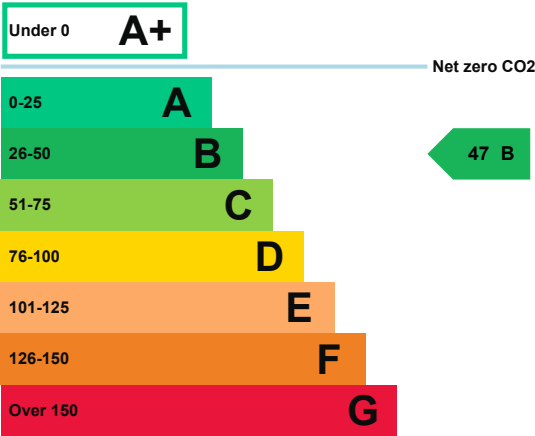
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.



## How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	56 C

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	10.11
Primary energy use (kWh/m2 per year)	100

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8493-4245-3723-6281-7684\)](#).

## 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	Benjamin Cohen
Telephone	03300 881141
Email	<a href="mailto:info@epcnational.co.uk">info@epcnational.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/028093
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EPC NATIONAL LIMITED
Employer address	Unit 2c Birch Mill Heywood Old Road Manchester OL10 2QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 June 2023
Date of certificate	7 June 2023

---