

# Energy performance certificate (EPC)

Unit 4  
Silkwood Court  
OSSETT  
WF5 9TP

Energy rating

C

Valid until: 8 April 2031

Certificate number: 2639-8265-8910-7000-9632

Property type

B1 Offices and Workshop businesses

Total floor area

415 square metres

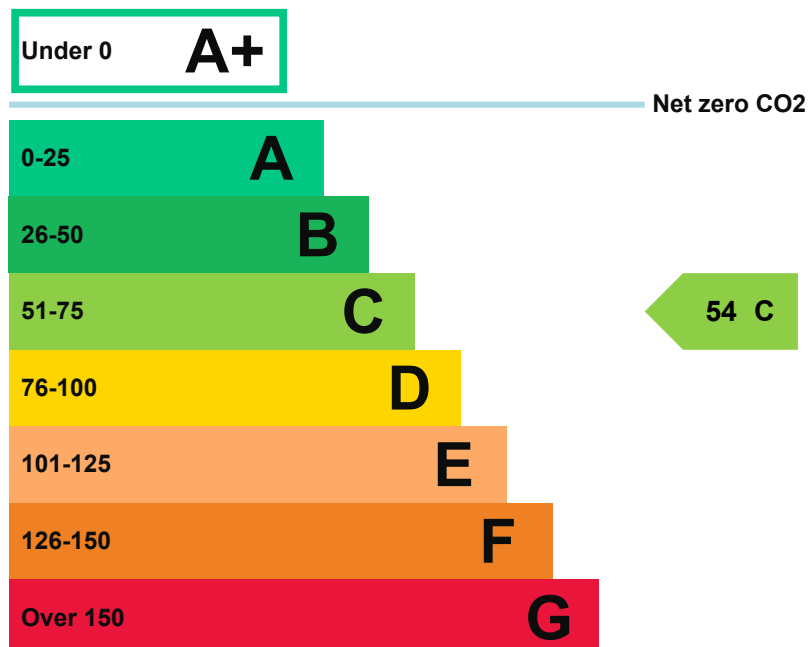
## Rules on letting this property

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 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.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	72 C

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	47.62
Primary energy use (kWh/m2 per year)	305

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6978-6498-7988-7120-2817\)](#).

## 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	Ian Broadbent
Telephone	07899848855
Email	<a href="mailto:ian@clariuseco.com">ian@clariuseco.com</a>

### 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	STRO001776
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	<a href="http://www.clariuseco.com">www.clariuseco.com</a>
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Employer address	1 Parkways Court, Oulton, LEEDS LS26 8TR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 April 2021
Date of certificate	9 April 2021

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#)   [Accessibility \(/accessibility-statement\)](#)   [Cookies \(/cookies\)](#)  
[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4)   [Service performance \(/service-performance\)](#)

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