

Energy performance certificate (EPC)

3 Victoria Place Holbeck Leeds LS11 5AE	Energy rating B	Valid until:	4 April 2035
		Certificate number:	9193-9268-1594-7662-1113
Property type		Offices and Workshop Businesses	
Total floor area		4,444 square metres	

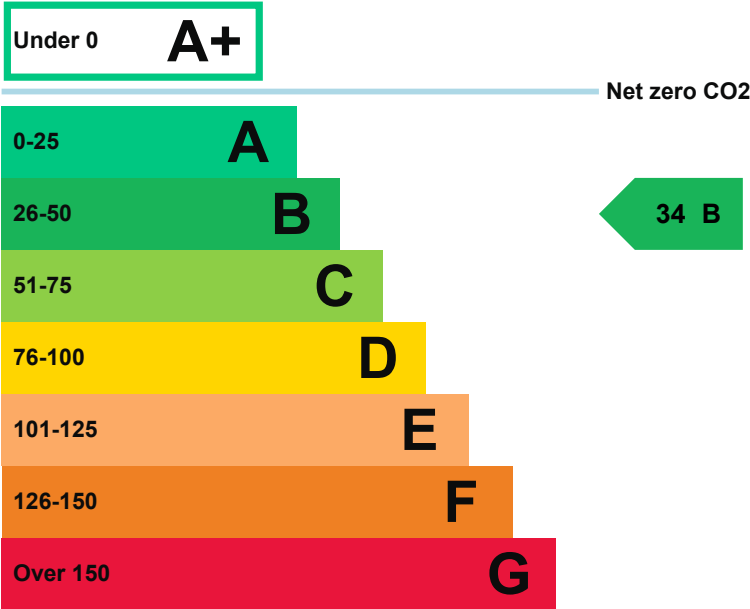
Rules on letting this property

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 B.



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



If typical of the existing stock

55 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	7.48
Primary energy use (kWh/m ² per year)	82

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3800-8398-1586-4949-3746\)](#).

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	Amer Hammudeh
Telephone	07842728522
Email	franky@alphacello.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/028381
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Alphacello
Employer address	The Long Barn Down Farm, Cobham Park Road, Cobham, KT11 3NE

Assessor's declaration

The assessor is contracted by the owner to provide other energy assessment services.

Date of assessment

26 March 2025

Date of certificate

5 April 2025

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 mhclg.digital-services@communities.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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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