

Energy performance certificate (EPC)

13
Fusion Court
Aberford Road, Garforth
Leeds
LS25 2GH

Energy rating

B

Valid until:

17 September 2033

Certificate number:

6984-6509-9574-9679-5937

Property type

Offices and Workshop Businesses

Total floor area

169 square metres

Rules on letting this property

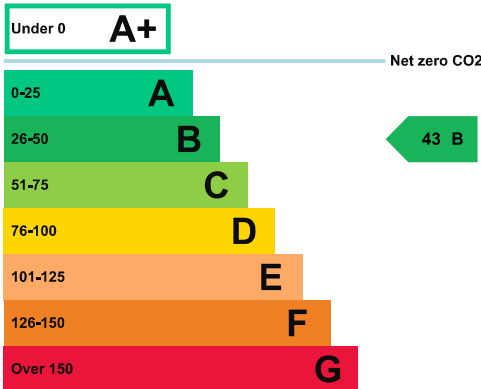
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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

18 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 16.16 |
| Primary energy use (kWh/m ² per year) | 113 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6313-8740-5980-9195-5933\)](#).

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 | Shoaib Miran |
| Telephone | 07546 695 111 |
| Email | shoaib@greendaleenergy.co.uk |

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/025074 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | ECO Approach Ltd T/A Propcert |
| Employer address | 182a High Street, Beckenham, Kent, BR3 1EW |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 6 September 2023 |
| Date of certificate | 18 September 2023 |