

Energy performance certificate (EPC)

Third Floor
Artemis House
Eboracum Way
York
YO31 7RE

Energy rating

B

Valid until: 11 December 2033

Certificate number: 6269-7368-5587-0758-7101

Property type

Offices and Workshop Businesses

Total floor area

851 square metres

Rules on letting this property

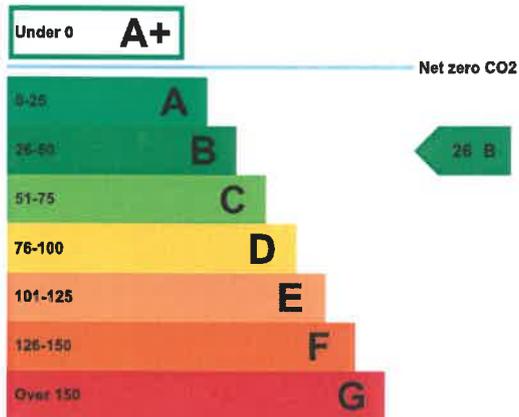
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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

10 A

If typical of the existing stock

40 B

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)	9.66
Primary energy use (kWh/m ² per year)	105

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1377-5536-3530-0517-4331\)](#).

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	Nicholas Procter 01759 301114
Telephone	01759301114
Email	njp@procters.net

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500127
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Procters Property Ltd
Employer address	Prospect House, 4a George Street, Pocklington, York, YO42 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 December 2023
Date of certificate	12 December 2023

Energy performance certificate (EPC) recommendation report

Third Floor
Artemis House
Eboracum Way
York
YO31 7RE

Report number
1377-5536-3530-0517-4331

Valid until
11 December 2033

Energy rating and EPC

This property's current energy rating is B.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation

Potential impact on carbon emissions

In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.

Medium

Changes that may pay for themselves in over 7 years

Recommendation

Potential impact on carbon emissions

Consider installing solar water heating.

Low

Add optimum start/stop to the heating system.

Low

Add weather compensation controls to heating system.

Low

Property and report details

Report issued on	12 December 2023
Total useful floor area	851 square metres
Building environment	Air Conditioning
Calculation tool	Property Tectonics Ltd, Lifespan SBEM, v6.1.e.0, SBEM, v6.1.e.0

Assessor's details

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