# **Energy performance certificate (EPC)**

New Bridge House 2 City Office Park Meadow Lane Holbeck LEEDS LS11 5BD Energy rating

Valid until: 2 December 2034

Certificate number: 0393

0393-7638-1034-4113-9330

Property type

Offices and Workshop Businesses

Total floor area

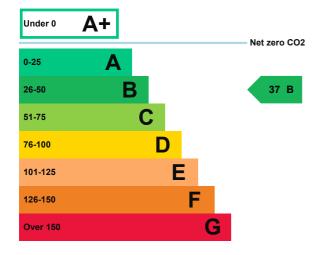
6,052 square metres

## 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 | 72 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) | 3.31                      |
| Primary energy use (kWh/m2 per year)       | 36                        |

### **Recommendation report**

Guidance on improving the energy performance of this property can be found in the  $\underline{\text{recommendation report}}$   $\underline{\text{(/energy-certificate/1700-9703-6042-0446-1103)}}$ .

#### 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 | Aaron Lewis           |
|-----------------|-----------------------|
| Telephone       | 02084587444           |
| Email           | aaron@staygreen50.com |

#### **Contacting the accreditation scheme**

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

| Accreditation scheme | Quidos Limited    |
|----------------------|-------------------|
| Assessor's ID        | QUID203098        |
| Telephone            | 01225 667 570     |
| Email                | info@quidos.co.uk |

#### About this assessment

| Employer               | Cec Energy Ltd  |
|------------------------|---|
| Employer address       | 62, Woodville Road, London, NW11 9TN                      |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 2 December 2024   |
| Date of certificate    | 3 December 2024   |
|                        |   |