

Energy performance certificate (EPC)

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

Energy rating

B

Valid until:

2 December 2034

Certificate number:

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each with a rating letter and a score range. From top to bottom: A+ (Under 0, light blue), A (0-25, teal), B (26-50, green), C (51-75, light green), D (76-100, yellow), E (101-125, orange), F (126-150, dark orange), and G (Over 150, red). A green arrow points to the B rating, with the text '37 B' next to it. A light blue line extends from the A+ rating to the right, labeled 'Net zero CO2'.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0393-7638-1034-4113-9330?print=true>

1/3

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



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 [recommendation report \(/energy-certificate/1700-9703-6042-0446-1103\)](#).

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