

# Energy performance certificate (EPC)

First Floor, 1 Iridium Court  
Owen Avenue  
Priory Park West  
Hessle  
HU13 9PF

Energy rating

A

Valid until: 14 February 2033

Certificate number: 4522-6000-4341-5711-7557

## Property type

Offices and Workshop Businesses

## Total floor area

574 square metres

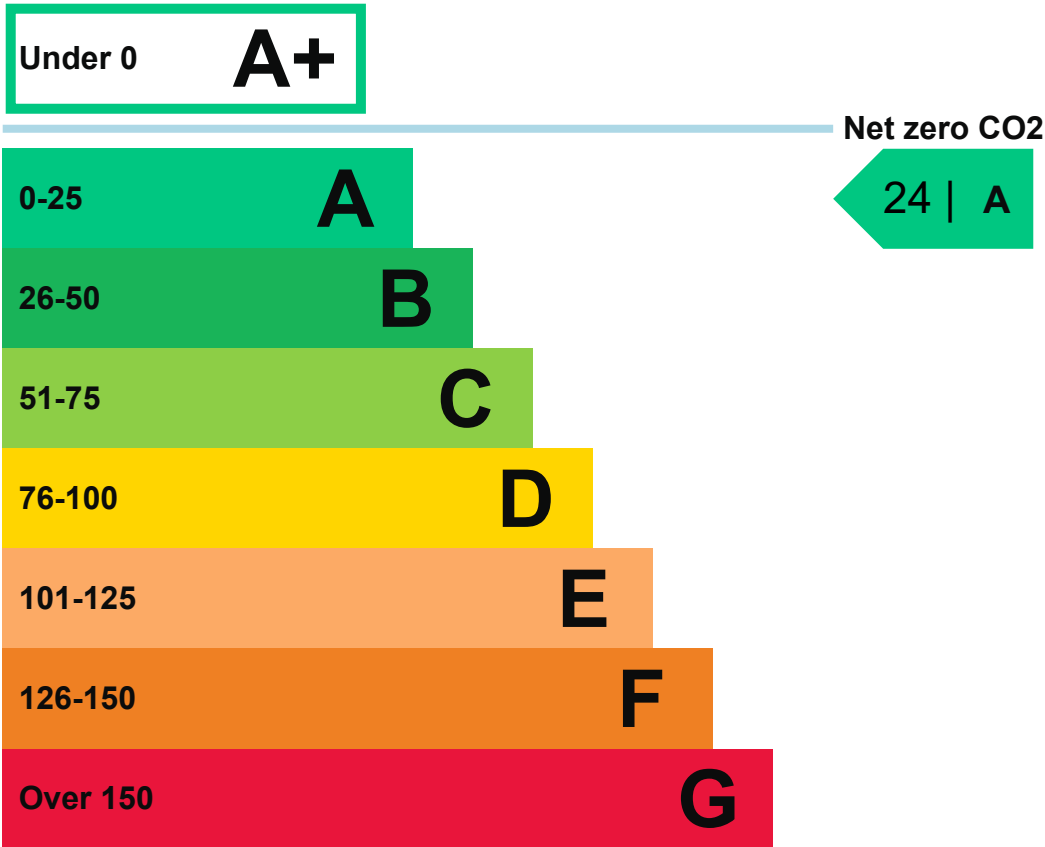
## Rules on letting this property

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 efficiency rating for this property

This property's current energy rating is A.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

9.57

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## Primary energy use (kWh/m<sup>2</sup> per year)

103

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► [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5036-6614-1692-6230-1991\)](/energy-certificate/5036-6614-1692-6230-1991).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Victoria Foster

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### Telephone

07562654730

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### Email

[vickyf@pphepc.co.uk](mailto:vickyf@pphepc.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/027192

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details**

**Employer**

PPH EPC Ltd

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**Employer address**

Hesslewood Office Park, Ferriby Road, Hessle, East Yorkshire, HU13 0LG

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

13 February 2023

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**Date of certificate**

15 February 2023

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.