Energy performance certificate (EPC)

Unit C7 Larsen Road GOOLE DN14 6XF	Energy rating **C**	Valid until:	**25 April 2033**
		Certificate number:	**4183-1710-7891-0624-1601**

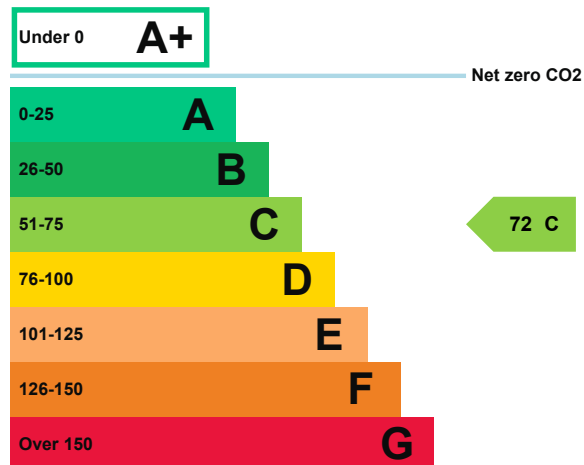| Property type	General Industrial and Special Industrial Groups
Total floor area	443 square metres

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 C.

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.

Under 0	**A+**	
		Net zero CO2
0-25	**A**	
26-50	**B**	
51-75	**C**	72 C
76-100	**D**	
101-125	**E**	
126-150	**F**	
Over 150	**G**	

How this property compares to others

Properties similar to this one could have ratings:

If newly built	14 A
If typical of the existing stock	56 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	7.42
Primary energy use (kWh/m2 per year)	79

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2679-4986-3061-5011-1473).

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	James Leggat
Telephone	0800 566 8001
Email	info@justepc.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/019180
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Just EPC
Employer address	Office 6, 485 Oldham Road, Manchester M35 9AB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 April 2023
Date of certificate	26 April 2023