

Energy performance certificate (EPC)

Unit 1
35 Eastgate North
DRIFFIELD
YO25 6DG

Energy rating

C

Valid until: 2 May 2033

Certificate number: 9312-1518-1755-9543-3347

Property type Offices and Workshop Businesses

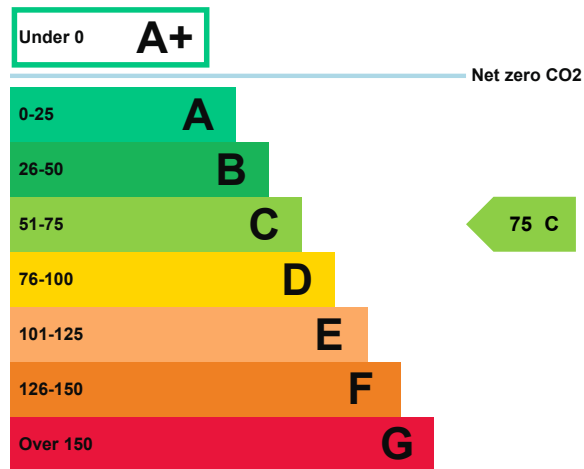
Total floor area 223 square metres

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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

33 B

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 (kgCO ₂ /m ² per year)	8.9
Primary energy use (kWh/m ² per year)	95

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0965-5257-9625-9018-3459\)](/energy-certificate/0965-5257-9625-9018-3459).

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	Victoria Foster
Telephone	07562654730
Email	vickyf@pphepc.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/027192
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	PPH EPC Ltd
Employer address	Hesslewood Office Park, Ferriby Road, Hessle, East Yorkshire, HU13 0LG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 April 2023
Date of certificate	3 May 2023

Energy performance certificate (EPC)

Unit 2a
35 Eastgate North
DRIFFIELD
YO25 6DG

Energy rating

D

Valid until: **2 May 2033**

Certificate number: **5929-3930-0033-8865-1065**

Property type: **Offices and Workshop Businesses**

Total floor area: **113 square metres**

Rules on letting this property

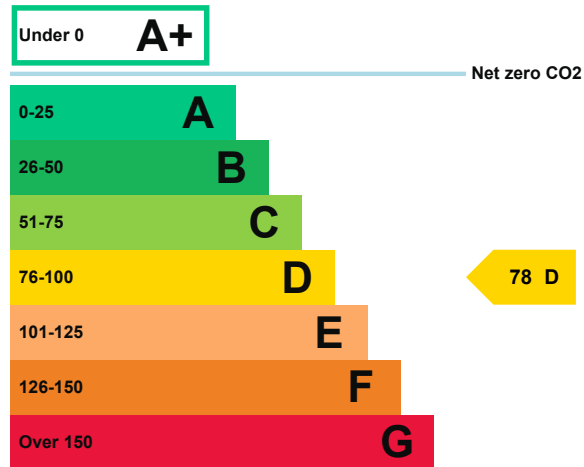
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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

13 A

If typical of the existing stock

52 C

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	6.27
Primary energy use (kWh/m ² per year)	68

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6129-8909-8955-6399-8284\)](/energy-certificate/6129-8909-8955-6399-8284).

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