

Energy performance certificate (EPC)

Unit 2
Pinfold Lane
Holton-le-Clay
GRIMSBY
DN36 5DH

Energy rating

E

Valid until: **15 November 2031**

Certificate number: **8307-9353-3214-7895-5381**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

48 square metres

Rules on letting this property

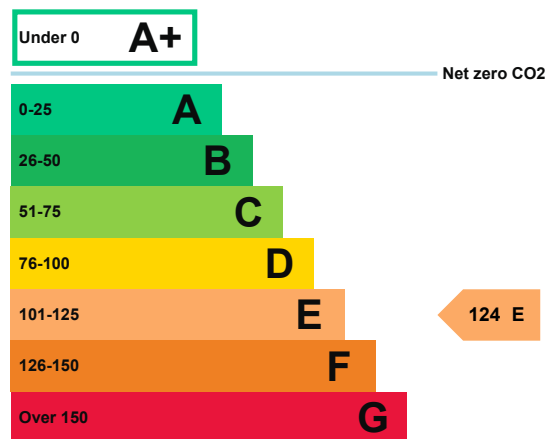
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is E.

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

28 B

If typical of the existing stock

82 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	153.35
Primary energy use (kWh/m2 per year)	907

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5785-5789-2459-9053-7306\)](#).

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	Mark Andrews
Telephone	01522797235
Email	info@assessenergysolutions.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/018624
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Assess Energy Solutions UK
Employer address	as above
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 November 2021
Date of certificate	16 November 2021
