

Energy performance certificate (EPC)

Units 1-4
Top Cat Industrial Estate
Estate Road 8
Grimsby
DN31 2TG

Energy rating

E

Valid until: 3 October 2031

Certificate number: 1976-2307-7895-1515-6898

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

1026 square metres

Rules on letting this property

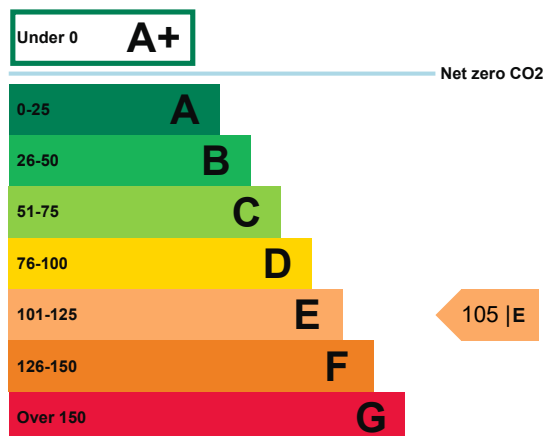
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.



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

26 | B

If typical of the existing stock

76 | D

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

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)

60.73

Primary energy use (kWh/m² per year)

359

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7835-1474-7020-5751-5484\)](#).

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	Nicholas Procter 01759 301114
Telephone	
Email	njp@procters.net

Accreditation scheme contact details

Accreditation scheme	Sterling Accreditation Ltd
Assessor ID	STER500127
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

Assessment details

Employer	Procters Property Ltd
Employer address	Prospect House, 4a George Street, Pocklington, York, YO42 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 September 2021
Date of certificate	4 October 2021
