

Energy performance certificate (EPC)

Unit 4 314-318 St Nicholas Drive Wybers Wood GRIMSBY DN37 9SF	Energy rating B	Valid until: 1 June 2034
		Certificate number: 9175-4951-6707-5153-2670

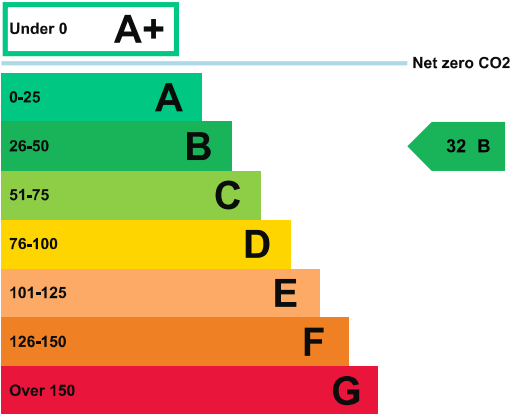
Property type	Retail/Financial and Professional Services
Total floor area	103 square metres

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 B.



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	3 A
If typical of the existing stock	11 A

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)	15.39
Primary energy use (kWh/m ² per year)	161

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6682-1436-0070-5601-8227\)](/energy-certificate/6682-1436-0070-5601-8227).

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	Mr Kristen Jones
Telephone	01522 524282
Email	lincenergysurveys@btinternet.com

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/008857
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lincoln Energy Surveys Ltd
Employer address	62 St Augustine Road, Lincoln, LN2 4FH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 May 2024
Date of certificate	2 June 2024
