# **Energy performance certificate (EPC)**

Suites 3 & 4 Olympia House Saxon Court 1 - 2 Appian Way GRIMSBY DN31 2UJ Energy rating

Valid until: 29 October 2035

Certificate number:

8487-4153-0322-7380-0012

Property type

Offices and Workshop Businesses

Total floor area

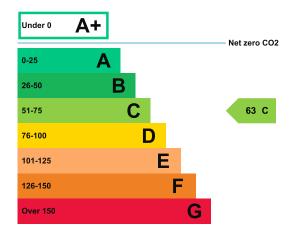
475 square metres

### 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	18 A
If typical of the existing stock	71 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	21.21
Primary energy use (kWh/m2 per year)	135

# **Recommendation report**

Guidance on improving the energy performance of this property can be found in the  $\underline{\text{recommendation report}}$   $\underline{\text{(/energy-certificate/1140-9497-0032-7443-6780)}}$ .

### Who to contact about this certificate

#### **Contacting the assessor**

Assessor's declaration

Date of assessment

Date of certificate

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Guy Moore
Telephone	01472730539
Email	gmoore1 sty@icloud.com

#### **Contacting the accreditation scheme**

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

ECMK
ECMK303435
0333 123 1418
info@ecmk.co.uk
Trademark Property Services
Unit 26, Enterprise Village, Prince Albert Gardens,
Grimsby, DN31 3AT

29 October 2025 30 October 2025

The assessor is not related to the owner of the property.