

Energy performance certificate (EPC)

Nail Connection 120b Thorne Road Edenthorpe DONCASTER DN3 2JA	Energy rating D	Valid until: 27 August 2034
		Certificate number: 2150-2582-8330-3840-3758

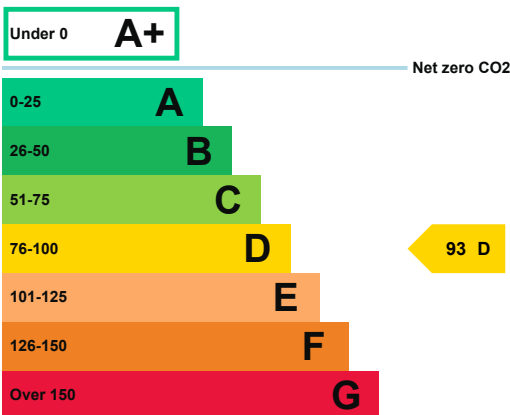
Property type	Retail/Financial and Professional Services
Total floor area	37 square metres

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	12 A
If typical of the existing stock	50 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	55.77
Primary energy use (kWh/m ² per year)	435

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5192-2005-3714-5775-9449\)](/energy-certificate/5192-2005-3714-5775-9449).

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	Clarke Robinson
Telephone	07741264698
Email	clarker@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/026590
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 employed by the organisation dealing with the property transaction.
Date of assessment	27 August 2024
Date of certificate	28 August 2024