

# Energy performance certificate (EPC)

Unit 1  
Cropton Court  
Cropton Road  
Northminster Business Park  
YORK  
YO26 6BN

Energy rating

**A**

Valid until: **3 February 2035**

Certificate number: **7722-8587-1650-6399-6059**

Property type **General Industrial and Special Industrial Groups**

Total floor area **750 square metres**

## Rules on letting this property

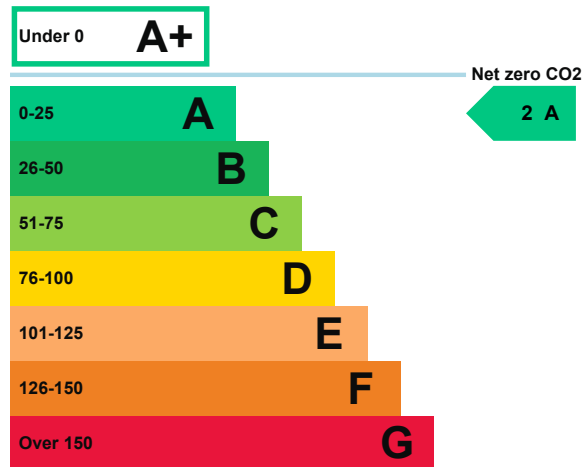
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is A.

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	14 A
If typical of the existing stock	56 C

## 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)	0.3
Primary energy use (kWh/m2 per year)	2

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2225-4808-1964-7883-5756\)](/energy-certificate/2225-4808-1964-7883-5756).

## 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	Mike Pirozek
Telephone	07577 258137
Email	<a href="mailto:mike@yorkepc.com">mike@yorkepc.com</a>

### 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/013477
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	York EPC
Employer address	34 The Village, Wigginton, York, YO32 2PJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 January 2025
Date of certificate	4 February 2025

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# Energy performance certificate (EPC)

Unit 2  
Cropton Court  
Cropton Road  
Northminster Business Park  
YORK  
YO26 6BN

Energy rating

A+

Valid until:

13 March 2035

Certificate number:

9362-0638-3071-4349-7466

Property type	General Industrial and Special Industrial Groups
Total floor area	571 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 A+.

The figure shows a horizontal energy rating scale. At the top left, a box contains 'Under 0' and 'A+'. To its right is a green arrow pointing left with '-3 A+' and 'Net zero CO2' below it. Below these are seven horizontal bars representing ratings A through G, each with a score range. The bars are colored: A (green), B (light green), C (yellow-green), D (yellow), E (orange), F (dark orange), and G (red).

Rating	Score Range
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/9362-0638-3071-4349-7466?print=true>

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## How this property compares to others

Properties similar to this one could have ratings:

If newly built	14 A
If typical of the existing stock	57 C

## 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)	-0.4
Primary energy use (kWh/m2 per year)	-6

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4924-0662-8621-0998-5768\)](#).

## Who to contact about this certificate

### Contacting the assessor

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Assessor's name	Mike Pirozek
Telephone	07577 258137
Email	<a href="mailto:mike@yorkepc.com">mike@yorkepc.com</a>

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Assessor's ID	EES/013477
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	York EPC
Employer address	34 The Village, Wigginton, York, YO32 2PJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 January 2025
Date of certificate	14 March 2025

# Energy performance certificate (EPC)

Unit 3  
Cropton Court  
Cropton Road  
Northminster Business Park  
YORK  
YO26 6BN

Energy rating

**A**

Valid until: **13 March 2035**

Certificate number: **4213-5201-6593-2848-7794**

Property type General Industrial and Special Industrial Groups

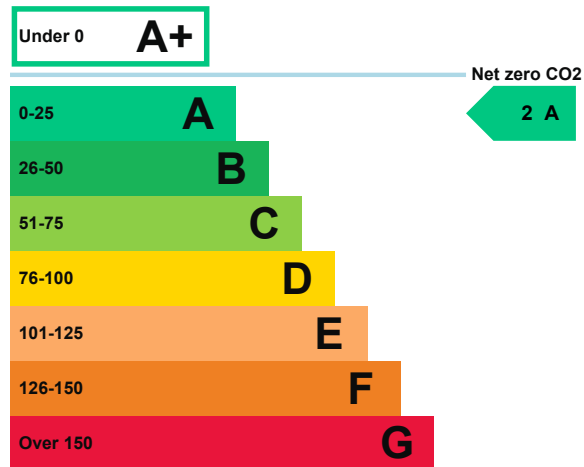
Total floor area 765 square metres

## 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 A.



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	14 A
If typical of the existing stock	56 C

## 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)	0.22
Primary energy use (kWh/m2 per year)	1

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2698-9210-9931-6890-2956\)](/energy-certificate/2698-9210-9931-6890-2956).



## Who to contact about this certificate

### Contacting the assessor

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### About this assessment

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Employer address	34 The Village, Wigginton, York, YO32 2PJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 January 2025
Date of certificate	14 March 2025

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