

# Energy performance certificate (EPC)

UNIT 4 1 Kettlestring Lane YORK YO30 4XF	Energy rating	Valid until: 9 December 2028
	<b>B</b>	Certificate number: 0092-9491-5330-1490-8853

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	436 square metres

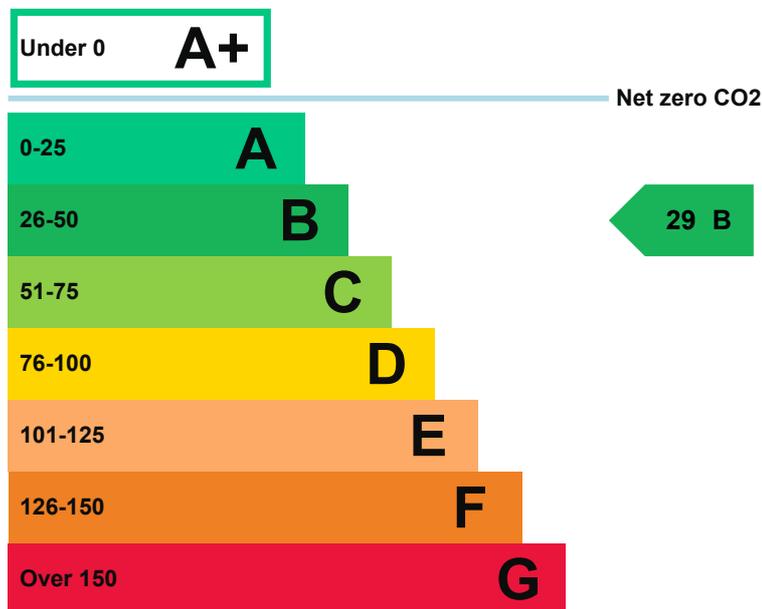
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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

23 A

If typical of the existing stock

67 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Mixed-mode with Natural Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	48.57
Primary energy use (kWh/m <sup>2</sup> per year)	287

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9990-8940-0458-1135-4024\)](#).

## 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	Neil Ingham
Telephone	020 7148 6290
Email	<a href="mailto:neil@thepes.co.uk">neil@thepes.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA158593
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	
Employer address	

<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	19 November 2018
<b>Date of certificate</b>	10 December 2018

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

### **OGL**

All content is available under the [Open Government Licence v3.0](#)

(<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>), except where otherwise stated



[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-frameworkor](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-frameworkor)