

Energy performance certificate (EPC)

Unit 36-38
Campus Road
Listerhills Science Park
BRADFORD
BD7 1HR

Energy rating

B

Valid until:

16 January 2029

Certificate number:

0495-9098-9630-0500-5103

Property type	B1 Offices and Workshop businesses
Total floor area	464 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A green arrow points to the B rating, which corresponds to a score of 48. A vertical line indicates the Net zero CO2 target at 0.

Rating	Score Range
A+	Under 0
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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	24 A
If typical of the existing stock	69 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/0495-9098-9630-0500-5103?print=true>

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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)	39.52
Primary energy use (kWh/m ² per year)	229

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0990-5954-0491-8060-0054\)](/energy-certificate/0990-5954-0491-8060-0054).

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	James Penrose
Telephone	07917198526
Email	jamesp-1983@live.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000520
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Carbon Profile Ltd
Employer address	Unit 2 Long Leys Farm, Leys Road, Oxford, OX2 9QG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 January 2019
Date of certificate	17 January 2019