

Energy performance certificate (EPC)

Leeming Building
Vicar Lane
LEEDS
LS2 7JF

Energy rating

B

Valid until:

4 August 2035

Certificate number:

1616-3351-4974-8505-2638

Property type	Offices and Workshop Businesses
Total floor area	4,630 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 47. The scale is divided into seven color-coded bands: A+ (green), A (light green), B (green), C (light green), D (yellow), E (orange), F (dark orange), and G (red).

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	18 A
If typical of the existing stock	72 C

<https://find-energy-certificate.service.gov.uk/energy-certificate/1616-3351-4974-8505-2638?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)	14.62
Primary energy use (kWh/m ² per year)	117

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0601-9385-5823-1017-4019\)](/energy-certificate/0601-9385-5823-1017-4019).

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	Phillip Hartley
Telephone	0113 263 1502
Email	phil@epc-west-yorkshire.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/019626
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Hartley EPC
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 July 2025
Date of certificate	5 August 2025