

Energy performance certificate (EPC)

Units 3 Holbeck Lane Industrial Estate Leeds LS11 9UN	Energy rating B	Valid until: 23 May 2034
		Certificate number: 8674-6047-6052-4546-5063

Property type	Offices and Workshop Businesses
Total floor area	144 square metres

Rules on letting this property

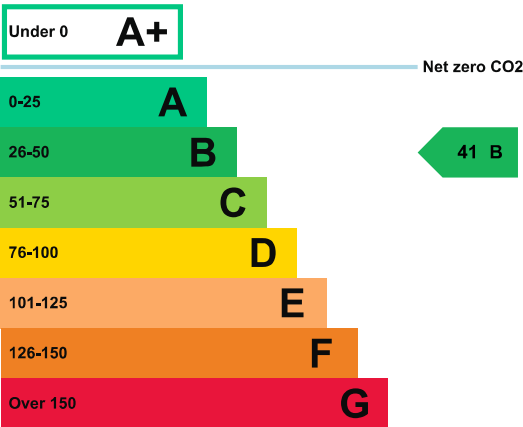
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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	13 A
If typical of the existing stock	54 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 (kgCO ₂ /m ² per year)	8.15
Primary energy use (kWh/m ² per year)	86

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4291-3957-9676-8456-8061\)](#).

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	Raefel Matheson
Telephone	0113 8155 558
Email	raefel.matheson@carbonplan.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	CIBSE Certification Limited
Assessor's ID	LCEA206310
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Carbon Plan Engineering
Employer address	12 St Georges Square Huddersfield HD1 1JF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2024
Date of certificate	24 May 2024