

Energy performance certificate (EPC)

Unit 2E Hookstone Park Harrogate HG2 7DB	Energy rating B	Valid until: 3 November 2032 Certificate number: 9618-1754-4701-5952-3329
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Property type **B8 Storage or Distribution**

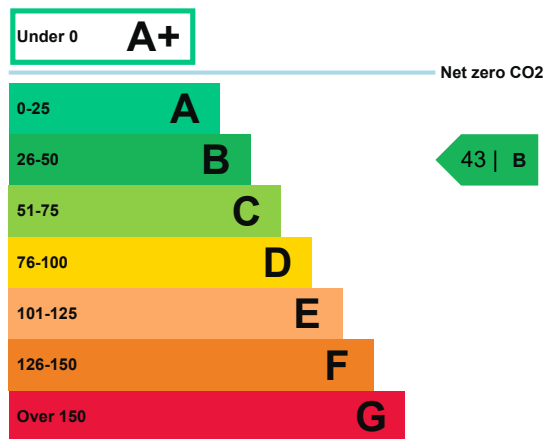
Total floor area **509 square metres**

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

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

71 | C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO ₂ /m ² per year)	37.57
Primary energy use (kWh/m ² per year)	220

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5540-0686-4215-7745-8952\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Matthew Rangeley
Telephone	01937 585 082
Email	matthewrangeley@hydrock.com

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA129762
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Hydrock Consultants Ltd
Employer address	Ground Floor Riverside West, LS1 4AW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 October 2022
Date of certificate	4 November 2022
