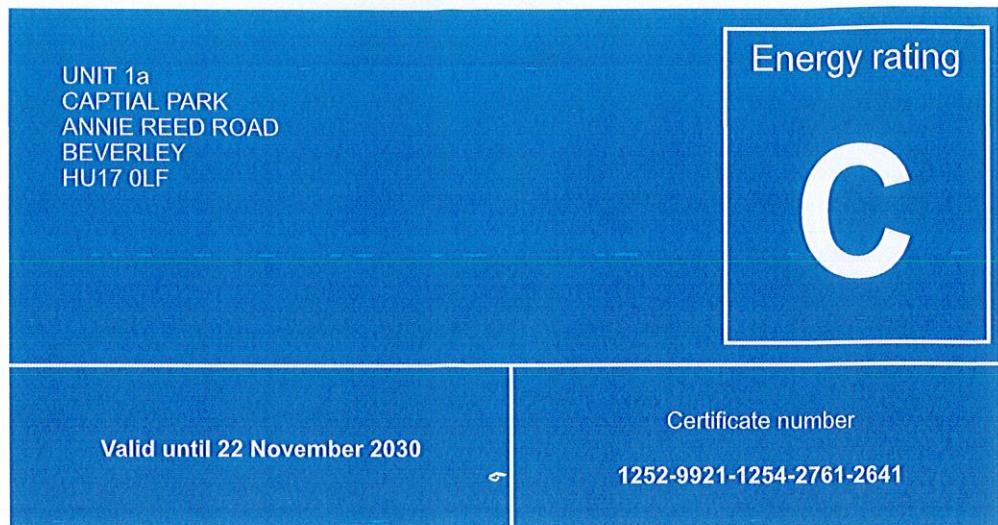


Energy performance certificate (EPC)



Property type	B8 Storage or Distribution
Total floor area	527 square metres

Rules on letting this property

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

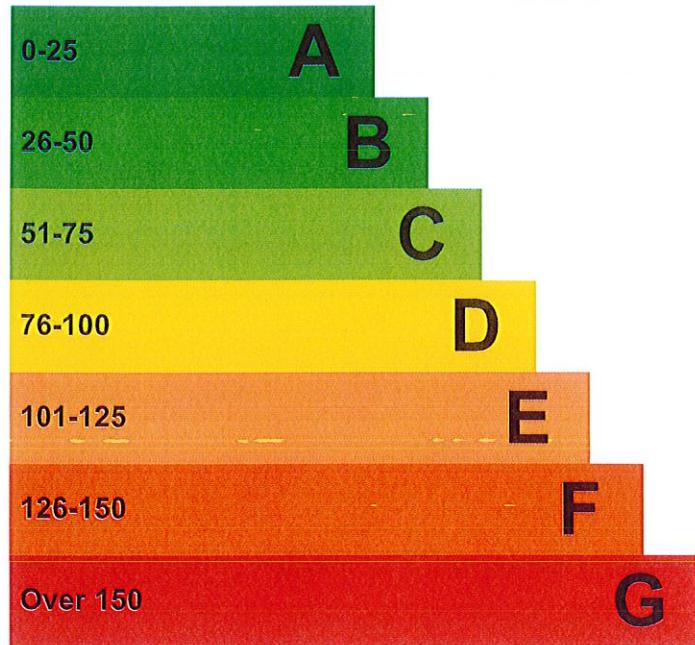
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard - Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard - Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.



71 | C

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

27 | B

If typical of the existing stock

78 | D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m ² per year)	38.04
Primary energy use (kWh/m ² per year)	224.3

► [What is primary energy use?](#)

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	Paul Brown DipNDEA, DipDEA
Telephone	07920855625
Email	paul.brown@mansardenergy.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO034814
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Date of assessment	19 November 2020
Date of certificate	23 November 2020
Employer	Mansard Energy
Employer address	1 Corner Farm Close, Sutton cum Lound, Retford, Nottinghamshire, DN22 8PJ
Assessor's declaration	The assessor is not related to the owner of the property.

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 nhclg.digitalservices@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

UNIT 1a CAPITAL PARK ANNIE REED ROAD BEVERLEY HU17 0LF	Certificate number 7196-1462-8754-9180-6624
	Valid until 22 November 2030

Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/1252-9921-1254-2761-2641\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Install more efficient water heater.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider replacing HWS with point of use system.	Low
Consider installing solar water heating.	Low
Some windows have high U-values - consider installing secondary glazing.	Low

Property and report details

Report issued on

23 November 2020

Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0
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Assessor's details	
Assessor's name	Paul Brown DipNDEA, DipDEA
Telephone	07920855625
Email	paul.brown@mansardenergy.co.uk
Employer's name	Mansard Energy
Employer's address	1 Corner Farm Close, Sutton cum Lound, Retford, Nottinghamshire, DN22 8PJ
Assessor ID	STRO034814
Accreditation scheme	Stroma Certification Ltd
Assessor's declaration	The assessor is not related to the owner of the property.

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related reports for this property.