

# Energy performance certificate (EPC)

223-225 Cleethorpe Road GRIMSBY DN31 3BE	Energy rating	Valid until:	14 April 2034
	<b>E</b>	Certificate number:	0829-9554-6008-7972-8288

Property type	Offices and Workshop Businesses
Total floor area	722 square metres

## Rules on letting this property

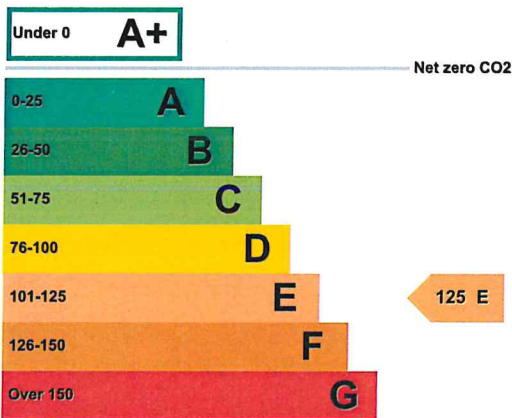
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is E.

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

21 A

If typical of the existing stock

86 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	46.18
Primary energy use (kWh/m <sup>2</sup> per year)	301

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2842-1558-7119-6839-5163\)](/energy-certificate/2842-1558-7119-6839-5163).

## 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	Michael Carr
Telephone	01472 841 077
Email	<a href="mailto:michael@mcc-energyperformance.co.uk">michael@mcc-energyperformance.co.uk</a>

### 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	LCEA119928
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Michael Carr Consultancy Ltd
Employer address	Wrisdale House, Livesey Road, Ludborough, Grimsby DN36 5SG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 April 2024
Date of certificate	15 April 2024

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