

# Energy performance certificate (EPC)

Wilson Sharpe & Co  
27 Osborne Street  
GRIMSBY  
DN31 1EY

Energy rating

**D**

Valid until: **9 February 2030**

Certificate number: **0020-9270-0340-9300-2010**

## Property type

B1 Offices and Workshop businesses

## Total floor area

248 square metres

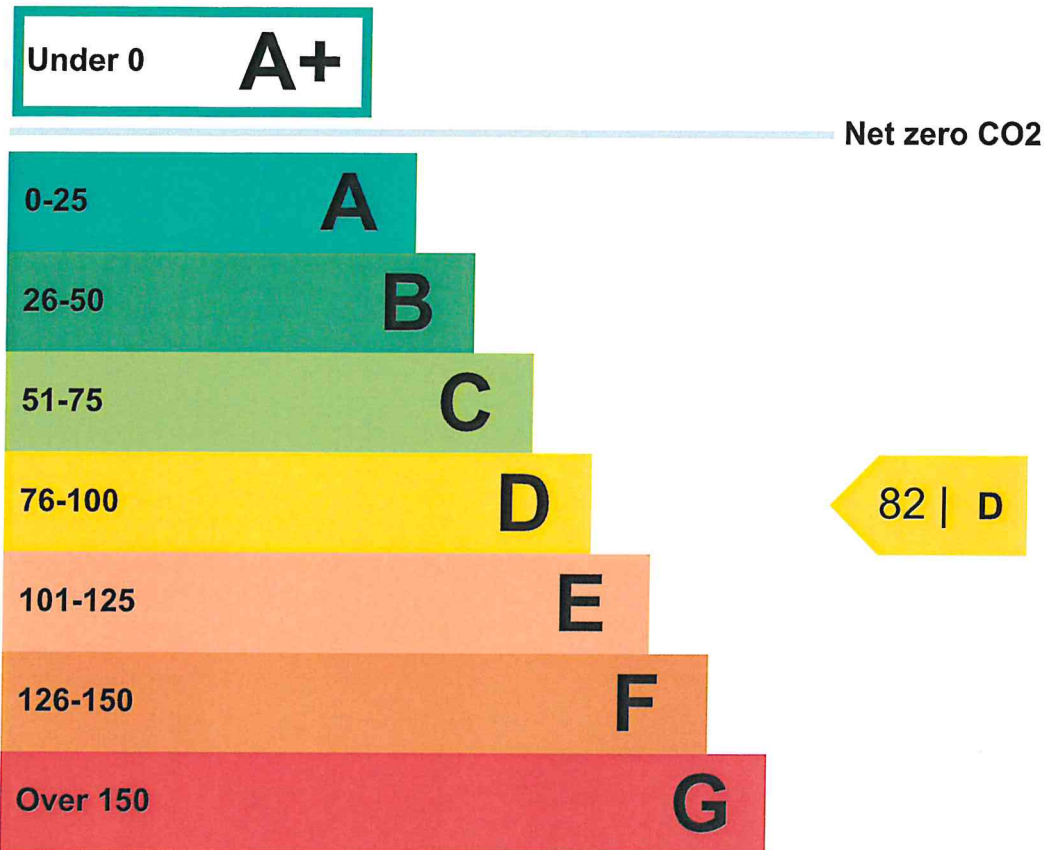
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

This property's current energy rating is D.



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

22 | A

#### If typical of the existing stock

64 | C

### Breakdown of this property's energy performance

#### Main heating fuel

Natural Gas

#### Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

63.78

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## Primary energy use (kWh/m<sup>2</sup> per year)

369

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2991-4002-0704-0200-3001\)](/energy-certificate/2991-4002-0704-0200-3001).

## 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

Garmesh Chand

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### Telephone

07808927248

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### Email

[garmeshchand@hotmail.com](mailto:garmeshchand@hotmail.com)

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## Accreditation scheme contact details

### Accreditation scheme

ECMK

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### Assessor ID

ECMK301447

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**Telephone**

0333 123 1418

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**Email**

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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**Assessment details**

**Employer**

GC Reports Ltd

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**Employer address**

Sovereign House Arkwright Way Scunthorpe DN16 1AL

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

7 February 2020

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**Date of certificate**

10 February 2020

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

# Energy performance certificate (EPC)

Part 2nd Floor Office 27 Osborne Street GRIMSBY DN31 1EY	Energy rating <b>E</b>	Valid until: <b>10 October 2032</b>
		Certificate number: <b>8358-1808-6180-6556-5028</b>

## Property type

Offices and Workshop Businesses

## Total floor area

166 square metres

## Rules on letting this property

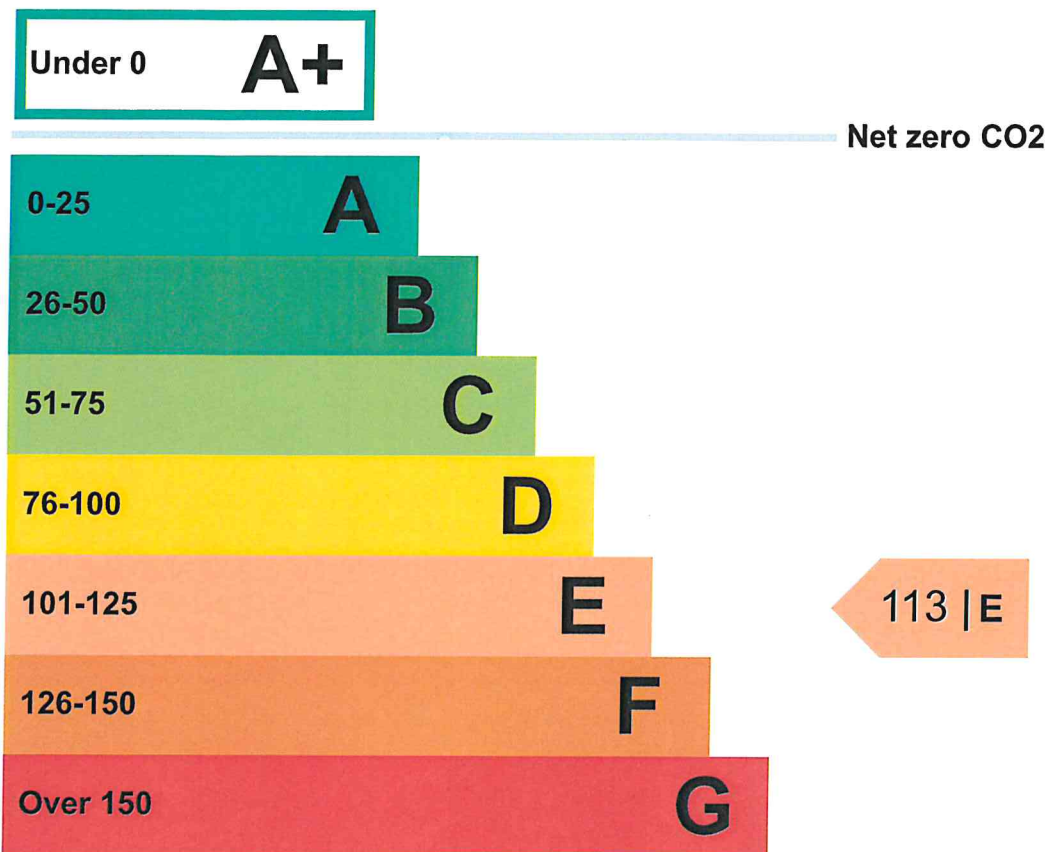
Properties can be let if they have an energy rating from A+ to E.

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## Energy efficiency rating for this property

This property's current energy rating is E.





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

8 | A

#### If typical of the existing stock

30 | B

### Breakdown of this property's energy performance

#### Main heating fuel

Natural Gas

#### Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

43.42

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## Primary energy use (kWh/m<sup>2</sup> per year)

276

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9490-4399-5054-8315-8150\)](/energy-certificate/9490-4399-5054-8315-8150).

## Contacting the assessor and accreditation scheme

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

## Assessor contact details

### Assessor's name

Garmesh Chand

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### Telephone

07808927248

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### Email

[garmeshchand@hotmail.com](mailto:garmeshchand@hotmail.com)

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**Email**

[info@ecmk.co.uk](mailto:info@ecmk.co.uk)

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**Assessment details**

**Employer**

GC Reports Ltd

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**Employer address**

Britannia House High Street Scunthorpe DN15 6EA

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

30 September 2022

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**Date of certificate**

11 October 2022

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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