

Energy performance certificate (EPC)

Offices and Canteen
Medforth House
Catfoss Industrial Estate
Brandesburton
YO25 8ES

Energy rating

A

Valid until:

16 June 2036

Certificate number:

0868-2558-1397-1649-8669

Property type

Offices and Workshop Businesses

Total floor area

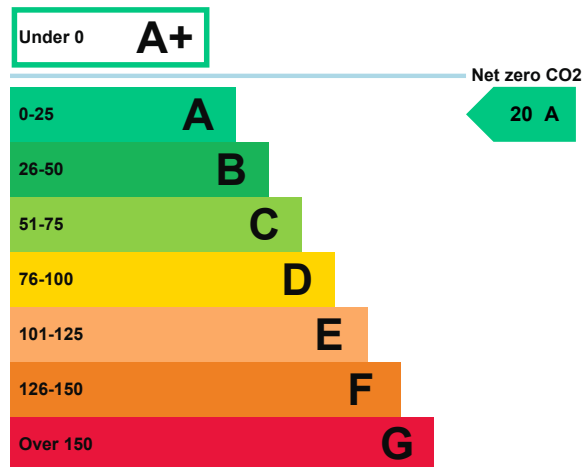
87 square metres

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 A.



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

10 A

If typical of the existing stock

38 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	10.93
Primary energy use (kWh/m ² per year)	117

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8265-1980-8294-8042-3039\)](/energy-certificate/8265-1980-8294-8042-3039).

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	Victoria Foster
Telephone	07562654730
Email	victoria.foster@pph-commercial.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/027192
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	PPH Commercial Ltd
Employer address	Hesslewood Office Park, Ferriby Road, Hessle, East Yorkshire, HU13 0LG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 May 2026
Date of certificate	17 June 2026

Energy performance certificate (EPC)

Machine Shop
Medforth House
Catfoss Industrial Estate
Brandesburton
YO25 8ES

Energy rating

C

Valid until:

16 June 2036

Certificate number:

0405-1060-5878-1167-4566

Property type

Offices and Workshop Businesses

Total floor area

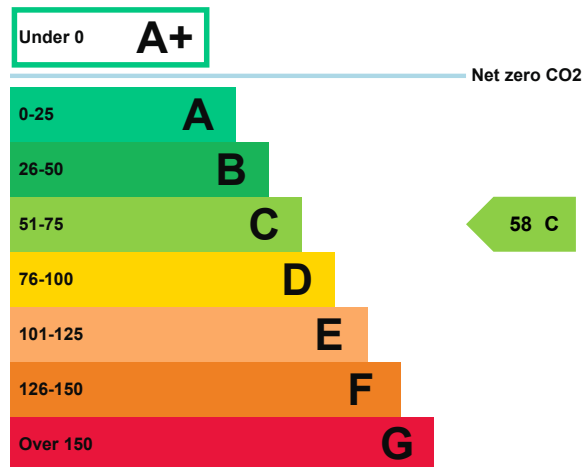
223 square metres

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 C.



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

0 A

If typical of the existing stock

85 D

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)	16.06
Primary energy use (kWh/m ² per year)	168

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0549-9206-7650-5173-0520\)](/energy-certificate/0549-9206-7650-5173-0520).

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Energy performance certificate (EPC)

Offices
Medforth House
Catfoss Industrial Estate
Brandesburton
YO25 8ES

Energy rating

C

Valid until: 16 June 2036

Certificate number: 9686-5777-2636-1898-7276

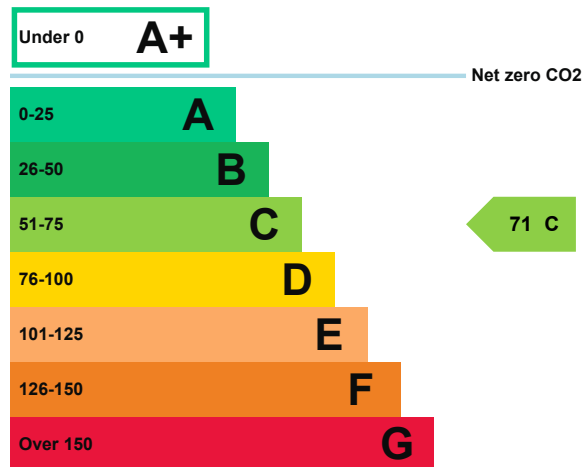
Property type: Offices and Workshop Businesses
Total floor area: 610 square metres

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 C.



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

9 A

If typical of the existing stock

37 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	23.45
Primary energy use (kWh/m ² per year)	248

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4981-7507-0382-2699-9903\)](/energy-certificate/4981-7507-0382-2699-9903).

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Energy performance certificate (EPC)

Gate House
Medforth House
Catfoss Industrial Estate
Brandesburton
YO25 8ES

Energy rating

E

Valid until:

16 June 2036

Certificate number:

9457-8224-0496-5291-8580

Property type

Offices and Workshop Businesses

Total floor area

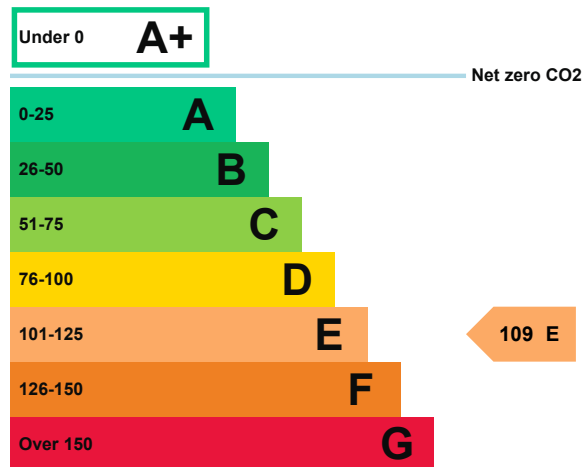
55 square metres

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

14 A

If typical of the existing stock

56 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)	48.23
Primary energy use (kWh/m ² per year)	498

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8900-2654-4618-8930-4756\)](/energy-certificate/8900-2654-4618-8930-4756).

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