

Energy performance certificate (EPC)

Unit C8
Larsen Park
Larsen Road
GOOLE
DN14 6XF

Energy rating

B

Valid until: **19 August 2035**

Certificate number: **8764-7019-6154-3205-2025**

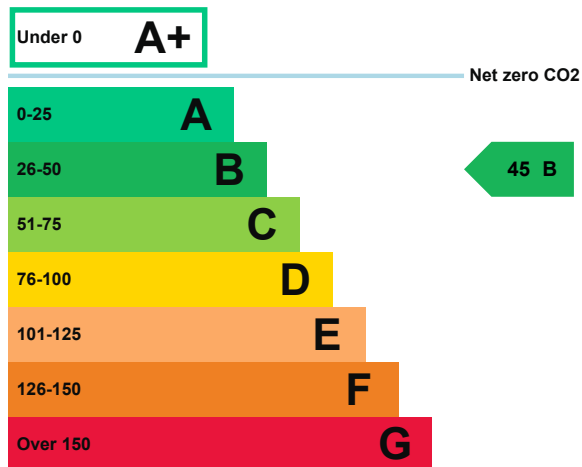
Property type	Offices and Workshop Businesses
Total floor area	449 square metres

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 B.



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

16 A

If typical of the existing stock

64 C

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)	4.46
Primary energy use (kWh/m ² per year)	47

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7760-3823-8116-2597-5599\)](#).

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	Laura Fletcher
Telephone	01132456000
Email	laura@gvproperty.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/032237
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	GV&Co Limited
Employer address	Carlton Tower 34 St Pauls Street Leeds LS1 2QB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 March 2025
Date of certificate	20 August 2025
