

Energy performance certificate (EPC)

Unit 1 Manby Depot Manby Middlegate Manby LOUTH LN11 8EB	Energy rating	Valid until: 30 June 2035
	C	Certificate number: 0877-4716-4962-1139-4486

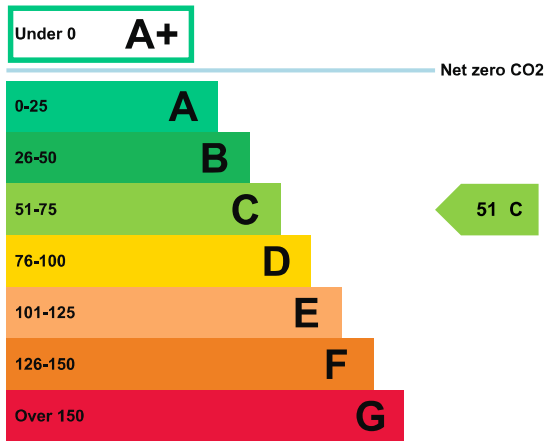
Property type	Offices and Workshop Businesses
Total floor area	121 square metres

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

43 B

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	4.33
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 \(/energy-certificate/0362-8314-1525-3844-0742\)](/energy-certificate/0362-8314-1525-3844-0742).

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	Mr Kristen Jones
Telephone	07764 744404
Email	lincenergysurveys@btinternet.com

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/008857
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Lincoln Energy Surveys Ltd
Employer address	62 St Augustine Road, Lincoln, LN2 4FH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 June 2025
Date of certificate	1 July 2025