

Energy performance certificate (EPC)

Unit 2 Sarah Court Yorkshire Way Armthorpe DONCASTER DN3 3FD		Energy rating C	Valid until: 29 April 2036
			Certificate number: 4320-4366- 3982-4582- 4276

Property type	Storage or Distribution
Total floor area	570 square metres

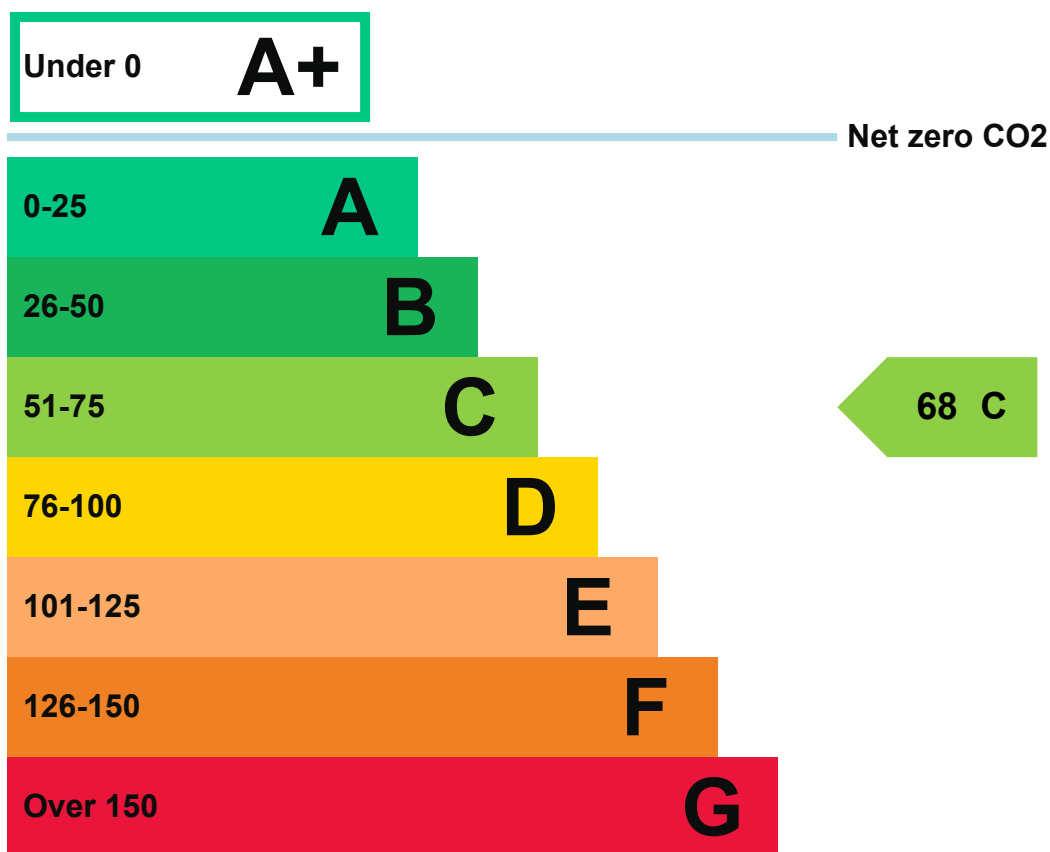
Rules on letting this property

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 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

25 A

If typical of the existing stock

102 E

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	14.81
Primary energy use (kWh/m² per year)	114

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7933-5334-7853-7850-8856\)](/energy-certificate/7933-5334-7853-7850-8856).

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	Oliver Penrose
Telephone	07745089983
Email	oliver@penroseconsulting.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/024027
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Penrose Consulting Ltd
Employer address	The Ergo Bridgehead Business Park Hessle HU13 0GD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 April 2026
Date of certificate	30 April 2026

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9845-3059-0272-0100-8801 (/energy-certificate/9845-3059-0272-0100-8801)
Expired on	3 April 2023



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