

# Energy performance certificate (EPC)

5th Floor 1 East Parade Leeds LS1 2AA	Energy rating <b>B</b>	Valid until: <b>10 March 2036</b>
		Certificate number: <b>3815-1277-7736-5686-6334</b>

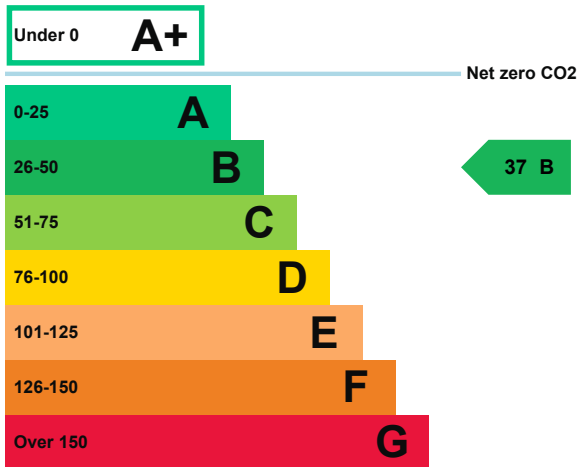
Property type	Offices and Workshop Businesses
Total floor area	750 square metres

## 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	<b>12 A</b>
If typical of the existing stock	<b>47 B</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 <sub>2</sub> /m <sup>2</sup> per year)	7.31
Primary energy use (kWh/m <sup>2</sup> per year)	79

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8748-8189-8136-5572-8639\)](/energy-certificate/8748-8189-8136-5572-8639).

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## 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	Thomas Simms
Telephone	07805122369
Email	<a href="mailto:thomas.simms@sw.co.uk">thomas.simms@sw.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER001864
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### About this assessment

Employer	Sanderson Weatherall LLP
Employer address	4th Floor Central Square South Newcastle NE1 3AZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 March 2026
Date of certificate	11 March 2026

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