

Energy performance certificate (EPC)

3 Sycamore corner Leicester Road Blaby LE8 4GR	Energy rating	Valid until: 13 January 2036
	C	Certificate number: 0196-2146-4101-4139-7991

Property type	Retail/Financial and Professional Services
Total floor area	242 square metres

Rules on letting this property

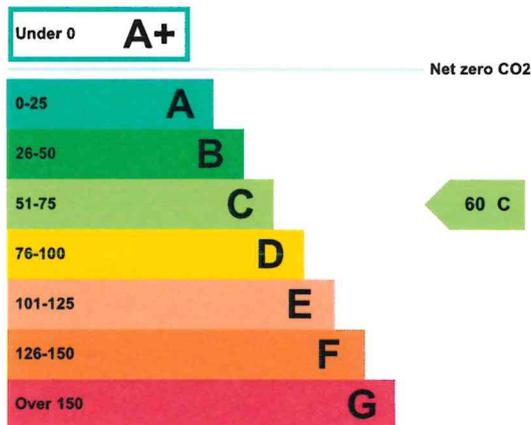
Properties can be let if they have an energy rating from A+ to E.

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	11 A
If typical of the existing stock	44 B

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)	34.62
Primary energy use (kWh/m ² per year)	358

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3035-8099-1653-9991-7243\)](#).

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	T Taylor
Telephone	01530 453940
Email	tara@fepenergy.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/008738
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Future Energy Performance
Employer address	3&5 Ibtock Road, Ellistown
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 December 2025
Date of certificate	14 January 2026