

Energy performance certificate (EPC)

Suites 3 & 4
Olympia House
Saxon Court
1 - 2 Appian Way
GRIMSBY
DN31 2UJ

Energy rating

C

Valid until: 29 October 2035

Certificate number: 8487-4153-0322-7380-0012

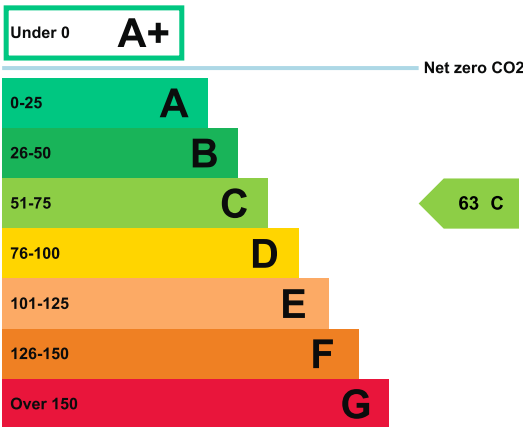
Property type	Offices and Workshop Businesses
Total floor area	475 square metres

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

18 A

If typical of the existing stock

71 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	21.21
Primary energy use (kWh/m ² per year)	135

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1140-9497-0032-7443-6780\)](/energy-certificate/1140-9497-0032-7443-6780).

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	Guy Moore
Telephone	01472730539
Email	gmoore1_sty@icloud.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK303435
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Trademark Property Services
Employer address	Unit 26, Enterprise Village, Prince Albert Gardens, Grimsby, DN31 3AT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 October 2025
Date of certificate	30 October 2025