

Energy performance certificate (EPC)

Genesis 4
Innovation Way
Heslington
YORK
YO10 5DQ

Energy rating

B

Valid until: **19 January 2035**

Certificate number: **2129-2649-1998-8844-2760**

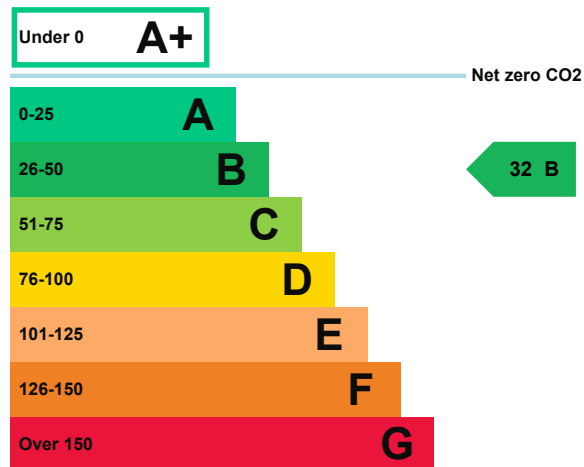
Property type	Offices and Workshop Businesses
Total floor area	318 square metres

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

9 A

If typical of the existing stock

35 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 ₂ /m ² per year)	9.6
Primary energy use (kWh/m ² per year)	102

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1216-9945-5481-3550-8386\)](/energy-certificate/1216-9945-5481-3550-8386).

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	Mike Pirozek
Telephone	07577 258137
Email	mike@yorkepc.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/013477
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	York EPC
Employer address	34 The Village, Wigginton, York, YO32 2PJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 January 2025
Date of certificate	20 January 2025
