

Energy performance certificate (EPC)

Unit 101 North Roundabout
Avenue A
Thorp Arch Estate
WETHERBY
LS23 7FQ

Energy rating

C

Valid until: 3 August 2035

Certificate number: 5767-9390-4063-7932-8164

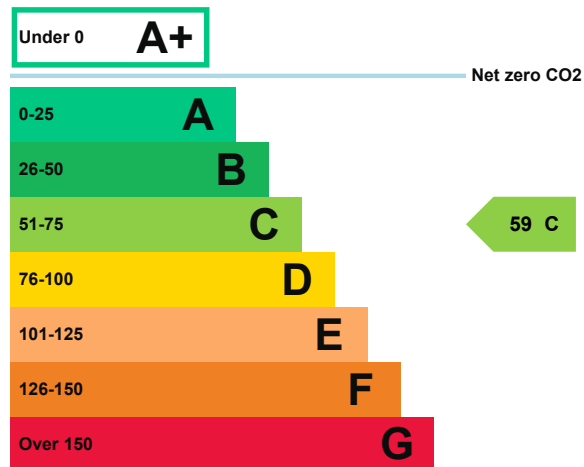
Property type	Storage or Distribution
Total floor area	2,199 square metres

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

7 A

If typical of the existing stock

30 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)	6.48
Primary energy use (kWh/m ² per year)	69

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6026-7127-1884-7369-7869\)](/energy-certificate/6026-7127-1884-7369-7869).

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	Ahmed Elsarraj
Telephone	07920843259
Email	ahmed.elsarraj@lynx-group.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	Sterling Accreditation Ltd
Assessor's ID	STER400653
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Lynx Energy and Carbon Assessors Limited
Employer address	Ribble Court, Mead way, Shuttleworth Mead Business Park, Padiham, BB12 7NG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 June 2024
Date of certificate	4 August 2025
