

Energy performance certificate (EPC)

Unit 3b & Unit 3c Snetterton Park Harling Road Snetterton NR16 2JU	Energy rating B	Valid until: 12 January 2036
		Certificate number: 5422-1032-9377-6197-4215

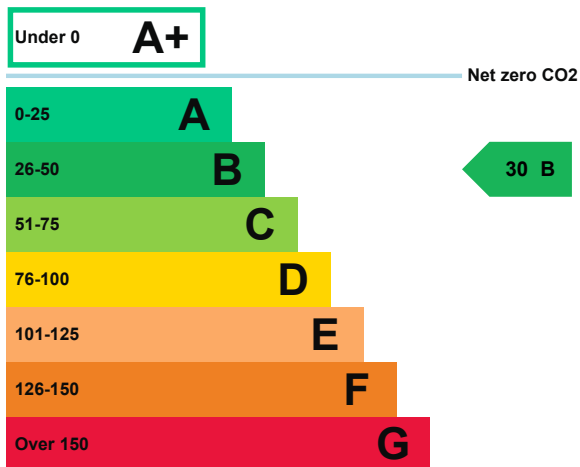
Property type	Storage or Distribution
Total floor area	288 square metres

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

18 A

If typical of the existing stock

72 C

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)	9.74
Primary energy use (kWh/m ² per year)	105

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7990-0162-0458-7580-2454\)](/energy-certificate/7990-0162-0458-7580-2454).

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	Paul Downing
Telephone	01603 249049
Email	paul@leonardjamesproperty.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/028831
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Leonard James Property Limited
Employer address	Commercial House, Snetterton Park, Snetterton, Norfolk, NR16 2JU
Assessor's declaration	The assessor is contracted by the owner to provide other energy assessment services.
Date of assessment	17 September 2025
Date of certificate	13 January 2026