

# Energy performance certificate (EPC)

|  |               |  |
|--|---------------|--|
| Office 5<br>Geckops House<br>291 Wakefield Road<br>Lepton<br>HUDDERSFIELD<br>HD8 0EL | Energy rating | Valid until: 23 April 2035                   |
|  | <b>C</b>      | Certificate number: 8184-7995-2759-7985-8959 |

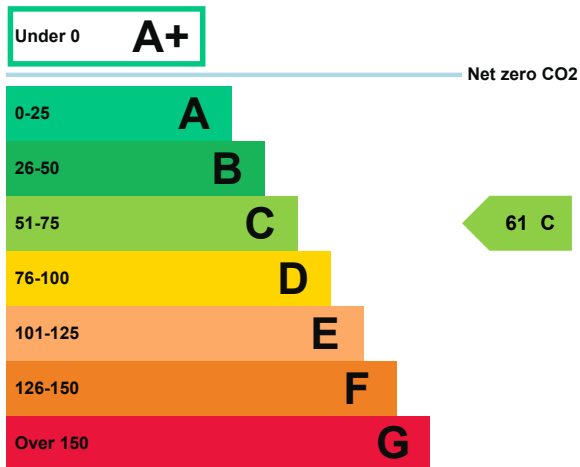
|                  |  |
|------------------|--|
| Property type    | Retail/Financial and Professional Services |
| Total floor area | 83 square metres                           |

## 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

22 A

If typical of the existing stock

87 D

## 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 <sub>2</sub> /m <sup>2</sup> per year) | 22.01                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 161                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6078-7867-4784-7373-9951\)](/energy-certificate/6078-7867-4784-7373-9951).

## 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 | Mark Beswick   |
| Telephone       | 07841845572  |
| Email           | <a href="mailto:mark@chevinenergyassessors.co.uk">mark@chevinenergyassessors.co.uk</a> |

### 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/019528   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Chevin Energy Assessors Ltd                               |
| Employer address       | 27 Queens Terrace Otley West Yorkshire. LS21 3JE.         |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 23 April 2025   |
| Date of certificate    | 24 April 2025   |