

# Energy performance certificate (EPC)

Unit 17-18  
Monckton Road Industrial Estate  
WAKEFIELD  
WF2 7AL

Energy rating

**D**

Valid until:

**6 April 2027**

Certificate number:

**9911-3004-0537-0900-6001**

Property type

B8 Storage or Distribution

Total floor area

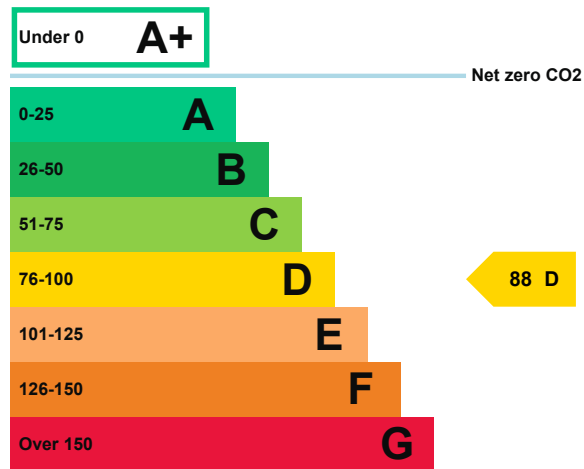
942 square metres

## 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 D.



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

**30 B**

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) | 51.14                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 300                             |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0690-0943-1579-1004-0002\)](/energy-certificate/0690-0943-1579-1004-0002).

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## 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 | Ian Broadbent                                              |
| Telephone       | 07899848855                                                |
| Email           | <a href="mailto:ian@clariuseco.com">ian@clariuseco.com</a> |

### Contacting the accreditation scheme

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

|                      |                                                                        |
|----------------------|------------------------------------------------------------------------|
| Accreditation scheme | Stroma Certification Ltd                                               |
| Assessor's ID        | STRO001776                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                                                            |
|------------------------|------------------------------------------------------------|
| Employer               | <a href="http://www.clariuseco.com">www.clariuseco.com</a> |
| Employer address       | 1 Parkways Court , Oulton, Leeds LS26 8TR                  |
| Assessor's declaration | The assessor is not related to the owner of the property.  |
| Date of assessment     | 6 April 2017                                               |
| Date of certificate    | 7 April 2017                                               |

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