

Energy performance certificate (EPC)

Unit 10 Thirkhill Park Thirkhill Drive Pannal HG3 1GQ	Energy rating	Valid until: 9 July 2034
	A	Certificate number: 5060-2124-1564-7083-1304

Property type **B8 Storage or Distribution**

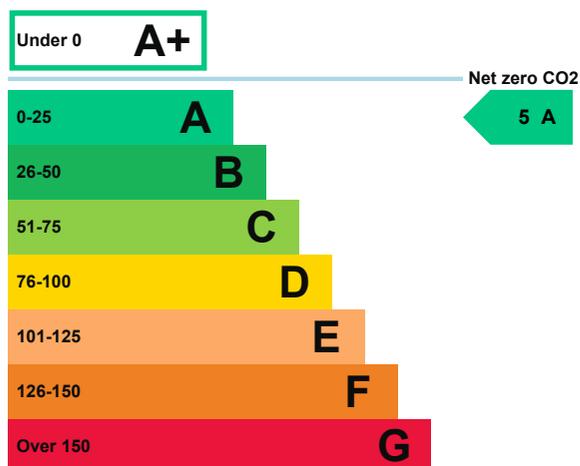
Total floor area **119 square metres**

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 A.



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

29 B

If typical of the existing stock

84 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	7.17
Primary energy use (kWh/m ² per year)	166

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5766-1271-7816-3673-6144\)](#).

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	Tracey Walsh
Telephone	07814667574
Email	tracey@nrg-zero.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/008163
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NRG Zero Ltd
Employer address	28 Carder Avenue, Stafford ST16 1QX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 July 2024
Date of certificate	10 July 2024