

Energy performance certificate (EPC)

Intake House Intake Road Bradford BD2 3JR	Energy rating	Valid until: 14 December 2033
	E	Certificate number: 9787-9460-5014-8525-3444

Property type **Offices and Workshop Businesses**

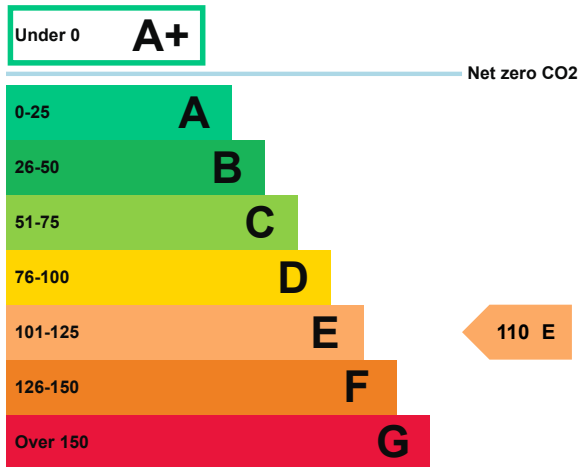
Total floor area **370 square metres**

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 E.



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

11 A

If typical of the existing stock

45 B

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 ₂ /m ² per year)	53.15
Primary energy use (kWh/m ² per year)	322

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4024-6111-2620-4125-9962\)](#).

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	Timothy Kampel
Telephone	07830 471947
Email	tim@boxpropertysolutions.com

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/010875
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Box Property Solutions Ltd
Employer address	Newlands House One, Inspire Business Park, Bradford, West Yorkshire, BD10 0JE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 December 2023
Date of certificate	15 December 2023