

Energy performance certificate (EPC)

Unit 44
Monckton Road
WAKEFIELD
WF2 7AL

Energy rating

D

Valid until: **13 July 2033**

Certificate number: **8127-6495-5158-0436-8208**

Property type **Storage or Distribution**

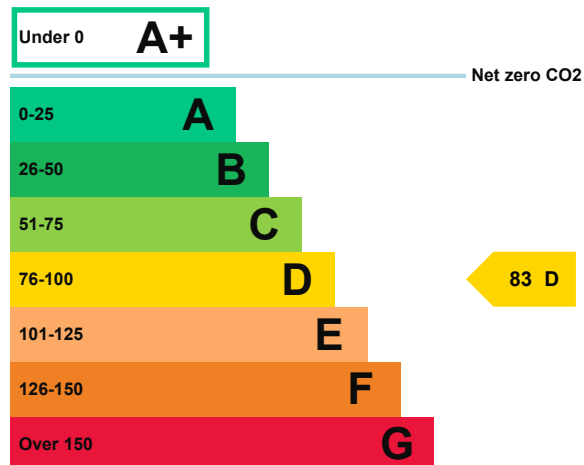
Total floor area **631 square metres**

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

12 A

If typical of the existing stock

46 B

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)	11.51
Primary energy use (kWh/m ² per year)	122

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0940-6014-8405-5858-6182\)](/energy-certificate/0940-6014-8405-5858-6182).

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	Joseph Lund
Telephone	01865865403
Email	info@carbonprofile.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/024073
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Carbon Profile
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 July 2023
Date of certificate	14 July 2023
