

Energy performance certificate (EPC)

1185-1187 Melton Road Syston Leicester LE7 2JT	Energy rating D	Valid until: 16 March 2033
		Certificate number: 8550-2156-6555-6570-2093

Property type	Retail/Financial and Professional Services
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Total floor area	467 square metres
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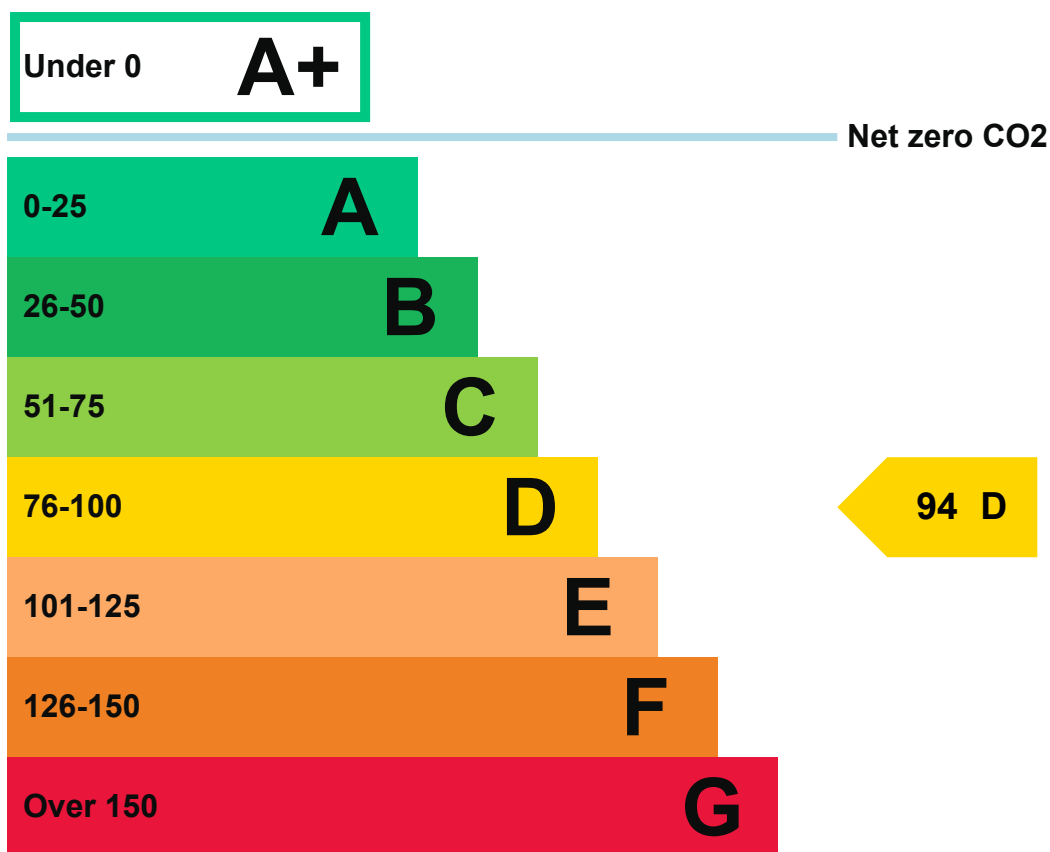
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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

13 A

If typical of the existing stock

53 C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	37.12
Primary energy use (kWh/m² per year)	280

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1717-9273-5799-6058-4087\)](/energy-certificate/1717-9273-5799-6058-4087).

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	Ms Teresa Morton
Telephone	0116 232 5195
Email	teresam@carbonright.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/015727
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	CarbonRight Ltd
Employer address	The Old Rectory Main Street Glenfield Leicester LE3 8DG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 February 2023
Date of certificate	17 March 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9543-3061-0126-0800-7901 (/energy-certificate/9543-3061-0126-0800-7901)
Expired on	17 September 2022



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