

# Energy performance certificate (EPC)

Unit 3 Block F 77 Waterside Road LEICESTER LE5 1TL	Energy rating <b>C</b>	Valid until: <b>24 January 2036</b>
		Certificate number: <b>9620-9593-2136-6401-0683</b>

<b>Property type</b>	Offices and Workshop Businesses
<b>Total floor area</b>	222 square metres

## 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 C.

Under 0 **A+**

Net zero CO2



55 C

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

19 A

If typical of the existing stock

75 C

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	22.57
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	171

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0999-0246-1426-3618-5604\)](/energy-certificate/0999-0246-1426-3618-5604).

## 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.

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<b>Assessor's name</b>	Aquil Egbewo
<b>Telephone</b>	07861773283
<b>Email</b>	<a href="mailto:aquil@simplyepc.net">aquil@simplyepc.net</a>

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### Contacting the accreditation scheme

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

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<b>Accreditation scheme</b>	Quidos Limited
<b>Assessor's ID</b>	QUID206679
<b>Telephone</b>	01225 667 570
<b>Email</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

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# About this assessment

Employer

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Employer address

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Assessor's declaration

The assessor is not related to the owner of the property.

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Date of assessment

16 January 2026

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Date of certificate

25 January 2026

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## 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OGI**

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