Energy performance certificate (EPC)

Lake House Huws Gray Parcel Terrace DERBY DE1 1LQ	Energy rating **C**	Valid until:	**5 August 2035**
		Certificate number:	**5711-6895-7478-8574-9685**

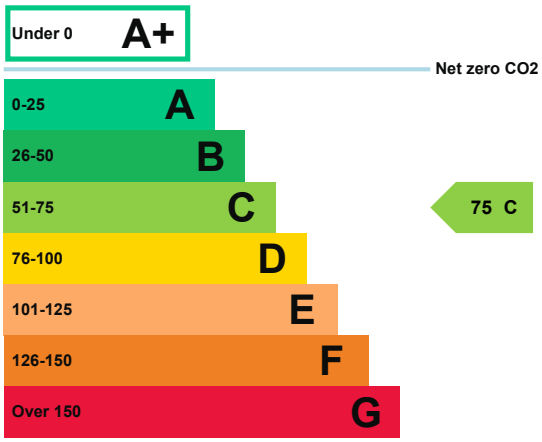
Property type	Storage or Distribution
Total floor area	704 square metres

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 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	22 A
If typical of the existing stock	86 D

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 (kgCO2/m2 per year)	14.65
Primary energy use (kWh/m2 per year)	131

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6653-1725-4542-2147-7123).

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	Richard Williams
Telephone	07493080466
Email	richard@energyrich.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/027829
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vital Direct
Employer address	Grenville Court Britwell Road Burnham Slough SL18DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 August 2025
Date of certificate	6 August 2025