

# Energy performance certificate (EPC)

Room 6, First Floor, 637 Roundhay Road Leeds LS8 4BA	Energy rating	Valid until: <b>2 November 2033</b>
	<b>C</b>	Certificate number: <b>5370-2865-6448-1211-8416</b>

Property type **Retail/Financial and Professional Services**

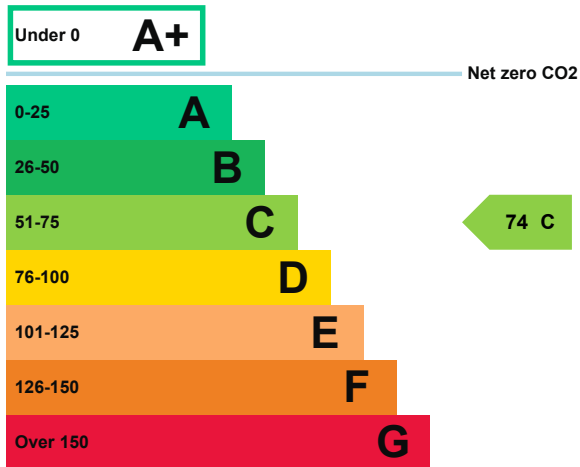
Total floor area **21 square metres**

## 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

**17 A**

If typical of the existing stock

**68 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	60.93
Primary energy use (kWh/m <sup>2</sup> per year)	375

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9030-0459-2768-9348-9208\)](/energy-certificate/9030-0459-2768-9348-9208).

## 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	Shoaib Miran
Telephone	07546 695 111
Email	<a href="mailto:shoaib@greendaleenergy.co.uk">shoaib@greendaleenergy.co.uk</a>

### 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/025074
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	ECO Approach Ltd T/A Propcert
Employer address	182a High Street, Beckenham, Kent, BR3 1EW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 October 2023
Date of certificate	3 November 2023