

Energy performance certificate (EPC)

A1 Larsen Park Larsen Road Goole DN14 6XF	Energy rating B	Valid until: 13 May 2035
		Certificate number: 4695-1014-4035-7762-9700

Property type **General Industrial and Special Industrial Groups**

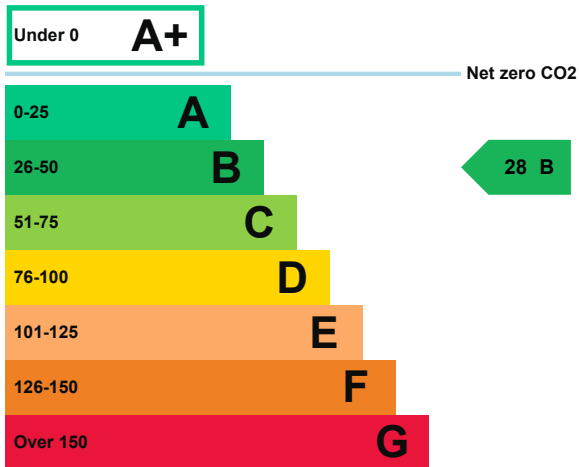
Total floor area **2,225 square metres**

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 B.



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

14 A

If typical of the existing stock

54 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	4.82
Primary energy use (kWh/m ² per year)	51

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1781-9004-1543-8375-4704\)](/energy-certificate/1781-9004-1543-8375-4704).

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	Johnnie Binner
Telephone	01132456000
Email	laura@gvproperty.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/032363
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	GV&Co Limited
Employer address	Carlton Tower 34 St Pauls Street Leeds LS1 2QB
Assessor's declaration	The assessor is employed by the property owner.
Date of assessment	25 October 2024
Date of certificate	14 May 2025
