

Energy performance certificate (EPC)

Unit 16
Moat House Square
Avenue E East
Thorp Arch Estate
WETHERBY
LS23 7FB

Energy rating

B

Valid until:

14 December 2035

Certificate number:

3393-7230-2691-4391-7135

Property type

Storage or Distribution

Total floor area

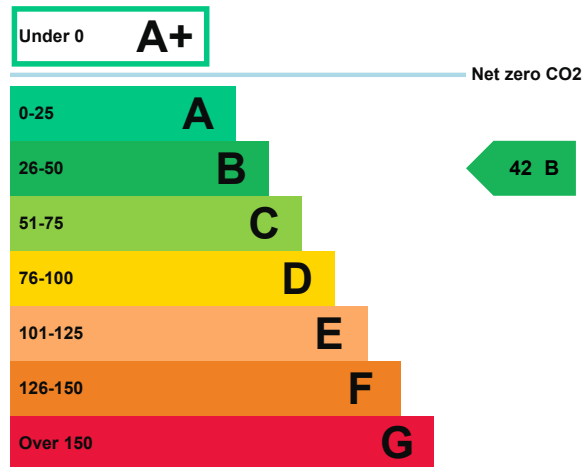
121 square metres

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	12 A
If typical of the existing stock	47 B

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)	4.83
Primary energy use (kWh/m2 per year)	51

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3946-4884-4039-9327-3938\)](/energy-certificate/3946-4884-4039-9327-3938).

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	Focus Green
Telephone	03303203494
Email	james@focusgreen.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	Sterling Accreditation Ltd
Assessor's ID	STER500240
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Focus Green
Employer address	35 Oakhall Drive, Dorridge, West Midlands, B93 8UA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 December 2025
Date of certificate	15 December 2025
