

Energy performance certificate (EPC)

Office Suite 1
First Floor
7 Brewery Place
LEEDS
LS10 1NE

Energy rating

D

Valid until: **22 June 2035**

Certificate number: **7095-1463-1250-0617-1986**

Property type **Offices and Workshop Businesses**

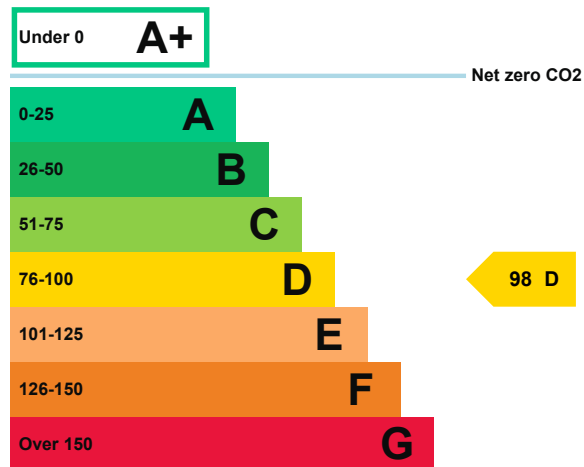
Total floor area **242 square metres**

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 D.



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

15 A

If typical of the existing stock

61 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	24.41
Primary energy use (kWh/m ² per year)	208

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2960-6487-1281-1451-9586\)](/energy-certificate/2960-6487-1281-1451-9586).

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	Mike Pirozek
Telephone	07577 258137
Email	mike@yorkepc.com

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/013477
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	York EPC
Employer address	34 The Village, Wigginton, YORK, YO32 2PJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 June 2025
Date of certificate	23 June 2025