

Energy performance certificate (EPC)

Unit 8
4240 Thorpe Park Approach
LS15 8GB

Energy rating

B

Valid until: **2 June 2035**

Certificate number: **0329-5513-5734-0590-3859**

Property type: **Offices and Workshop Businesses**

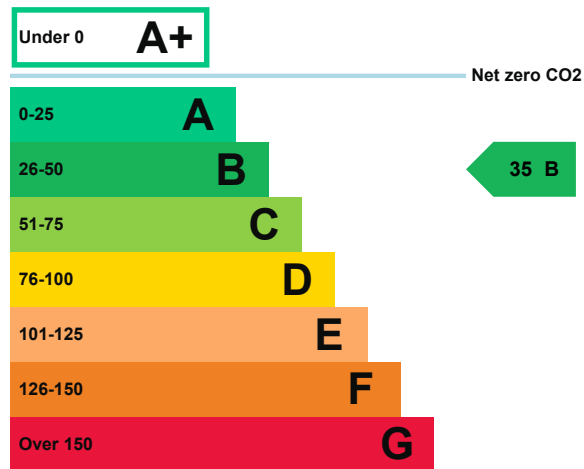
Total floor area: **313 square metres**

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

9 A

If typical of the existing stock

34 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	8.46
Primary energy use (kWh/m ² per year)	92

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0916-9814-9350-0909-4758\)](/energy-certificate/0916-9814-9350-0909-4758).

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	Kieran Wilshaw
Telephone	01924 669941
Email	epc@compliance365.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/028266
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Compliance365
Employer address	3 Paragon Red Hall Cresecent
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 May 2025
Date of certificate	3 June 2025
