

# Energy performance certificate (EPC)

5th Floor 1 East Parade Leeds LS1 2AA	Energy rating <b>B</b>	Valid until: <b>10 March 2036</b>
		Certificate number: <b>3815-1277-7736-5686-6334</b>

**Property type** Offices and Workshop Businesses

**Total floor area** 750 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B.

Under 0 **A+**

Net zero CO2



37 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

Air Conditioning

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	7.31
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	79

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▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8748-8189-8136-5572-8639\)](/energy-certificate/8748-8189-8136-5572-8639).

## 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.

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<b>Assessor's name</b>	Thomas Simms
<b>Telephone</b>	07805122369
<b>Email</b>	<a href="mailto:thomas.simms@sw.co.uk">thomas.simms@sw.co.uk</a>

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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

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<b>Accreditation scheme</b>	Sterling Accreditation Ltd
<b>Assessor's ID</b>	STER001864
<b>Telephone</b>	0161 727 4303
<b>Email</b>	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

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# About this assessment

Employer	Sanderson Weatherall LLP
Employer address	4th Floor Central Square South Newcastle NE1 3AZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 March 2026
Date of certificate	11 March 2026

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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