

# Energy performance certificate (EPC)

Unit Two  
Woodhouse Mill Industrial Estate  
Retford Road  
Sheffield  
S13 9WG

Energy rating

**B**

Valid until: **16 August 2033**

Certificate number: **7287-1305-1280-4990-5451**

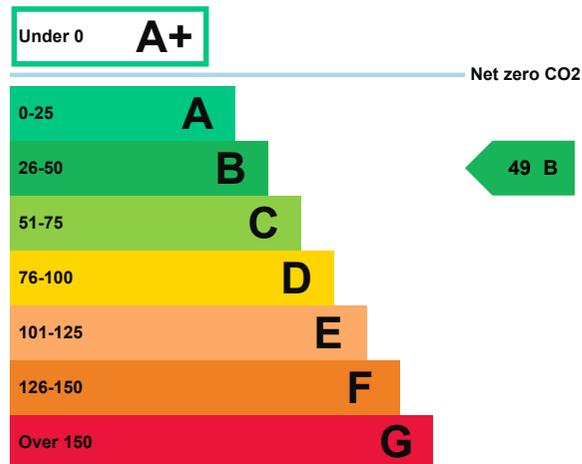
Property type	Storage or Distribution
Total floor area	186 square metres

## 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

**57 C**

## Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	3.78
Primary energy use (kWh/m <sup>2</sup> per year)	41

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6401-4453-6110-9297-1228\)](/energy-certificate/6401-4453-6110-9297-1228).

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## 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	James Lee
Telephone	0121 308 8781
Email	<a href="mailto:james-lee1@sky.com">james-lee1@sky.com</a>

### 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/019653
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	James Lee
Employer address	3 St Blaise Road, Sutton Coldfield, West Midlands, B75 5NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 August 2023
Date of certificate	17 August 2023

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