

Energy performance certificate (EPC)

Office Electrics Ltd Unit 1 Calder Point, Monckton Road Industrial Estate WAKEFIELD WF2 7AL	Energy rating D	Valid until: 28 January 2024 Certificate number: 9302-3089-0340-0100-4625
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Property type

B8 Storage or Distribution

Total floor area

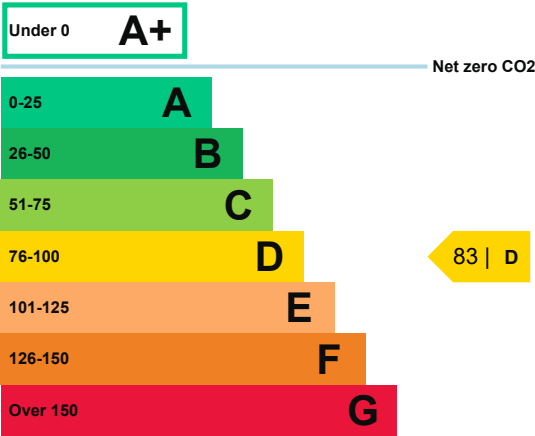
1124 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 | B

If typical of the existing stock

80 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	54.54

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0430-0144-0309-2829-6006\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Martin Phipps
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Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO014147
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Smithy Brook Consulting Limited
Employer address	Smithybrook Farm, Thornhill Road, Middlestown
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	24 January 2014
Date of certificate	29 January 2014
