

Energy performance certificate (EPC)

Unit 2
Acres Hill Business Park
2 Acres Hill Lane
SHEFFIELD
S9 4LR

Energy rating

D

Valid until **26 February 2025**

Certificate number

9603-3022-0858-0700-6025

Property type

B1 Offices and Workshop businesses

Total floor area

432 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read guidance for landlords on the regulations and exemptions (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is D.

Under 0 **A+**

Net zero CO2



51-75 **C**

76-100

D

82 | **D**

101-125

E

126-150 **F**



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

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



If typical of the existing stock

74 | **C**

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO2/m2 per year)

88.46

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0660-0745-0889-3222-0006\)](/energy-certificate/0660-0745-0889-3222-0006).

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**

William White

Telephone

07793 204 239

Emailwilliam@whiteenergyservices.co.uk**Accreditation scheme contact details****Accreditation scheme**

Elmhurst Energy Systems Ltd

Assessor ID

EES/015575

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Date of assessment**

26 February 2015

Date of certificate

27 February 2015

Employer

WhiteEnergyServices LLP

Employer address

Ground Floor Office, 628 Harrogate Road, Alwoodley, Leeds, LS17 8EP

Assessor's declaration

The assessor is employed by the organisation dealing with the property transaction.

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, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.

Energy performance certificate (EPC) recommendation report

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Certificate number
0660-0745-0889-3222-0006

Valid until
26 February 2025

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/9603-3022-0858-0700-6025\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation	Potential impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Add weather compensation controls to heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Consider installing solar water heating.	Low

Recommendation**Potential
impact**

Some glazing is poorly insulated. Replace/improve glazing and/or frames.

Medium

Property and report details**Report issued on**

27 February 2015

Total useful floor area

432 square metres

Building environment

Air Conditioning

Calculation tool

CLG, iSBEM, v5.2.d, SBEM, v5.2.d.2

Assessor's details**Assessor's name**

William White

Telephone

07793 204 239

Emailwilliam@whiteenergyservices.co.uk**Employer's name**

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