

# Energy performance certificate (EPC)

Unit 1 Leekbrook Industrial Estate  
Leekbrook  
LEEK  
ST13 7AP

Energy rating

**B**

Valid until: **30 November 2033**

Certificate number: **8031-9282-4769-1226-9430**

Property type **Storage or Distribution**

Total floor area **1,230 square metres**

## Rules on letting this property

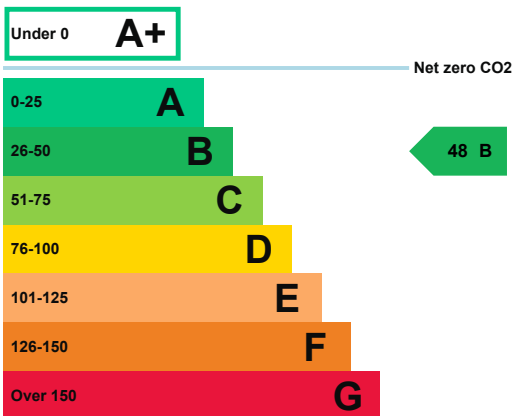
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current 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

12 A

If typical of the existing stock

49 B

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## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	12.78
Primary energy use (kWh/m <sup>2</sup> per year)	99

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7351-0034-2047-6831-8076\)](#).

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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	Timothy Havard
Telephone	07580978368
Email	<a href="mailto:oakbrookconsultants@gmail.com">oakbrookconsultants@gmail.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/010360
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	The Oakbrook Consultancy Ltd
Employer address	6 Burjen Way, Crewe, Cheshire, CW1 3TP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 November 2023
Date of certificate	1 December 2023

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