

Energy performance certificate (EPC)

8 Grove Park Court Harrogate HG1 4DP	Energy rating C	Valid until: 26 May 2036
		Certificate number: 3472-7253-8375-8226-2352

Property type Offices and Workshop Businesses

Total floor area 437 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 C.

Under 0 **A+**

Net zero CO2



74 C

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

15 A

If typical of the existing stock

60 C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level	3
Building emission rate (kgCO₂/m² per year)	25.38
Primary energy use (kWh/m² per year)	178

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4041-5629-2869-2850-6757\)](/energy-certificate/4041-5629-2869-2850-6757).

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	Thomas Simms
Telephone	07805122369
Email	thomas.simms@sw.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER001864
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

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	27 May 2026
Date of certificate	27 May 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 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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