

Energy performance certificate (EPC)

Nicholson House Elmete Lane Roundhay Leeds LS8 2LJ	Energy rating	Valid until: 29 November 2033
	B	Certificate number: 6146-9084-9102-9034-2978

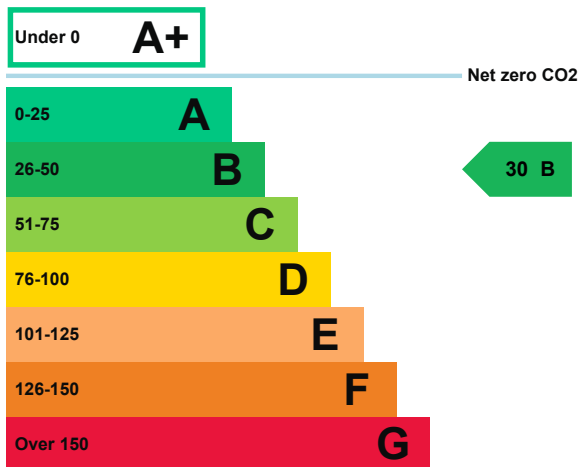
Property type	Offices and Workshop Businesses
Total floor area	626 square metres

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

22 A

If typical of the existing stock

87 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	9.73
Primary energy use (kWh/m ² per year)	89

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2540-7843-8591-3221-8492\)](/energy-certificate/2540-7843-8591-3221-8492).

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	Nicholas Procter 01759 301114
Telephone	01759301114
Email	njp@procters.net

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	STER500127
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Procters Property Ltd
Employer address	Prospect House, 4a George Street, Pocklington, York, YO42 2DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 November 2023
Date of certificate	30 November 2023