

Energy performance certificate (EPC)

Unit 1 Maple Park Lowfields Avenue LEEDS LS12 6HH	Energy rating	Valid until: 28 April 2030
	D	Certificate number: 0440-0330-8652-0724-3002

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	2,070 square metres

Rules on letting this property

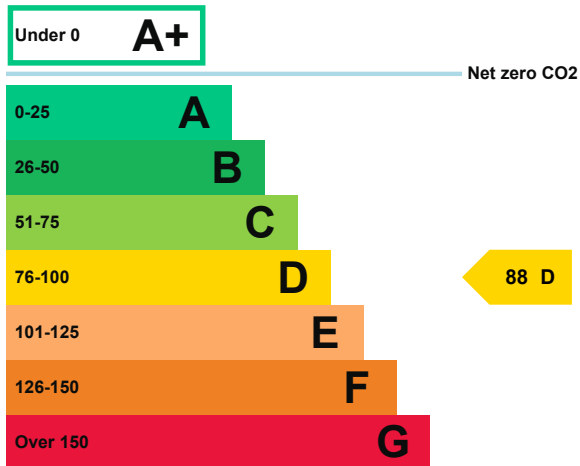
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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

29 B

If typical of the existing stock

86 D

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 ₂ /m ² per year)	85.35
Primary energy use (kWh/m ² per year)	491

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0320-2348-5740-4600-4003\)](#).

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	Daniel Castle
Telephone	07555537899
Email	dan.castle@carbonplan.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/017667
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	arbnco ltd - M&G Real Estate
Employer address	Inovo - Ground Floor Suite F 121 George Street Glasgow G1 1RD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 April 2020
Date of certificate	29 April 2020