

Energy performance certificate (EPC)

Unit B4 - Pickering Industrial Park Fairburn Way Pickering YO18 7BS	Energy rating A	Valid until: 24 March 2034
		Certificate number: 1487-6033-3152-4469-4968

Property type

Storage or Distribution

Total floor area

182 square metres

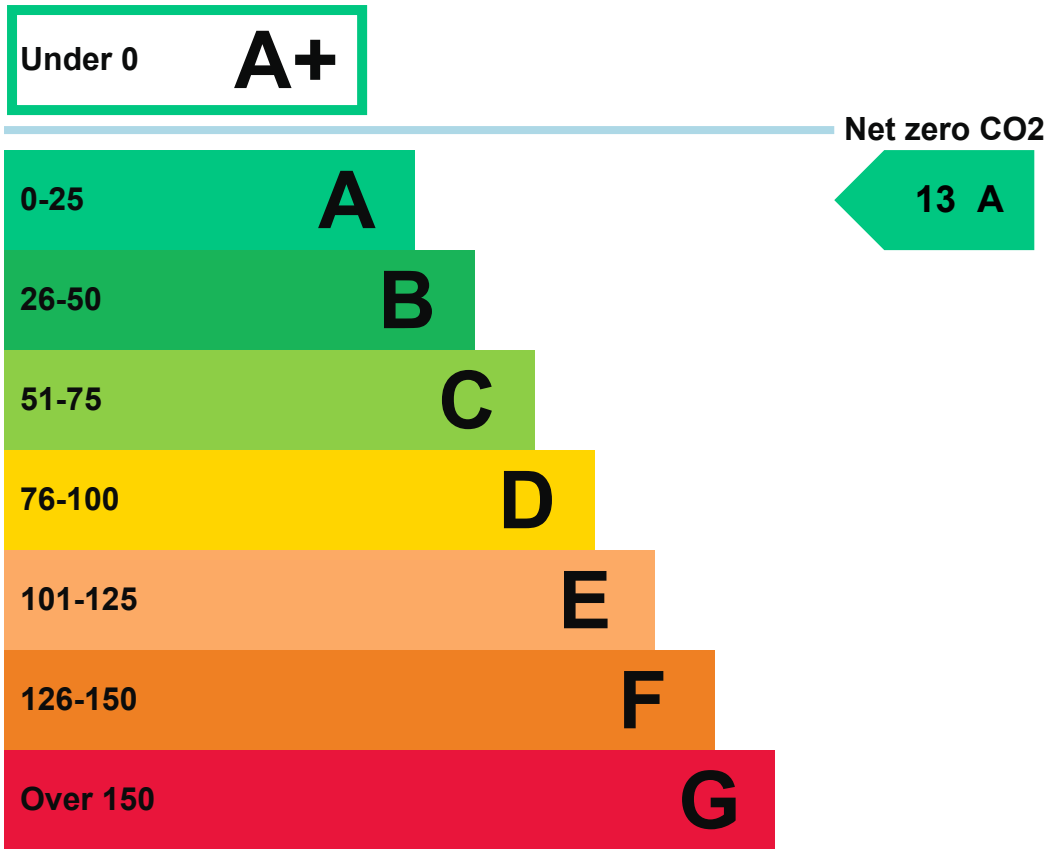
Rules on letting this property

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 A.



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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Mechanical Ventilation

Assessment level	5
Building emission rate (kgCO₂/m² per year)	1.23
Primary energy use (kWh/m² per year)	13

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5353-9284-1794-9120-2988\)](/energy-certificate/5353-9284-1794-9120-2988).

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	Gavin Russell
Telephone	0113 318 3362
Email	gavin.russell@brentwoodgroup.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	CIBSE Certification Limited
Assessor's ID	LCEA171929
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Brentwood Consulting Engineers
Employer address	The Leeming Building, Vicar Lane, Leeds, LS2 7JF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 March 2024
Date of certificate	25 March 2024

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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