Energy performance certificate (EPC)

First Floor 4235 Park Approach Leeds LS15 8GB	Energy rating **B**	Valid until:	**2 November 2036**
		Certificate number:	**6773-3951-2327-5371-2575**

Property type	Offices and Workshop Businesses
Total floor area	144 square metres

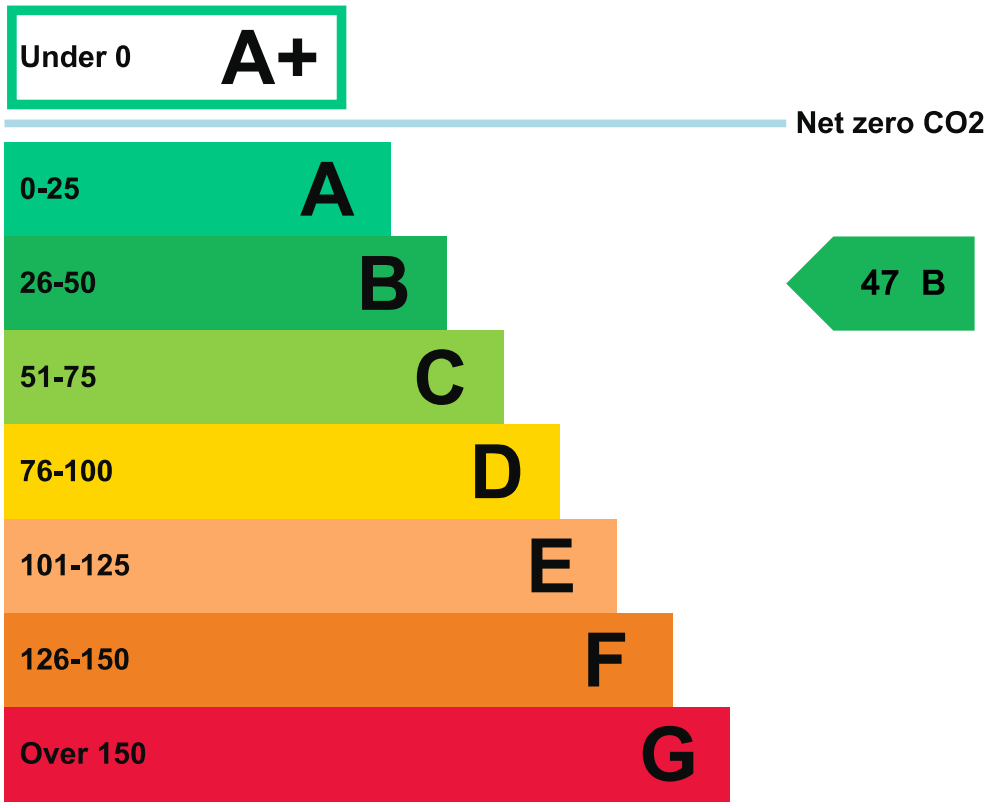
Rules on letting this property

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).

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 10 A

If typical of the existing stock 40 B

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)	18.69
Primary energy use (kWh/m2 per year)	129

▶ About primary energy use

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/8832-3647-7059-0564-1185).

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	Central Square South Orchard Street Newcastle Upon Tyne NE1 3AZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 November 2026
Date of certificate	3 November 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.

OGL

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