

Energy performance certificate (EPC)

Unit 4 Westgate Court Wakefield Road Ossett WF5 9AD	Energy rating C	Valid until: 6 December 2031
		Certificate number: 6917-5636-8724-7564-7954

Property type B1 Offices and Workshop businesses

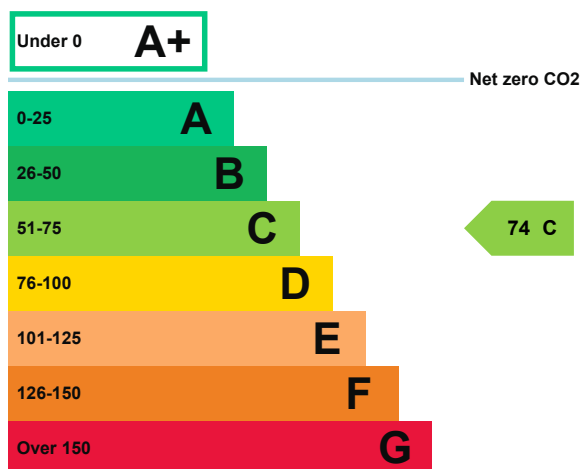
Total floor area 444 square metres

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 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

28 B

If typical of the existing stock

81 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	51.96
Primary energy use (kWh/m ² per year)	307

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8257-9881-5041-0812-2265\)](#).

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	Kate Holcroft
Telephone	07877714016
Email	kate@whiteroseepc.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	Stroma Certification Ltd
Assessor's ID	STRO001562
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	White Rose EPC
Employer address	30 Layton Lane, Rawdon, Leeds, LS19 6RG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 November 2021
Date of certificate	7 December 2021