

Energy performance certificate (EPC)

Unit 8
Ferrybridge Business Park
Fishergate
KNOTTINGLEY
WF11 8NA

Energy rating

E

Valid until: **19 July 2032**

Certificate number: **7051-5417-2754-5103-4822**

Property type

Offices and Workshop Businesses

Total floor area

129 square metres

Rules on letting this property

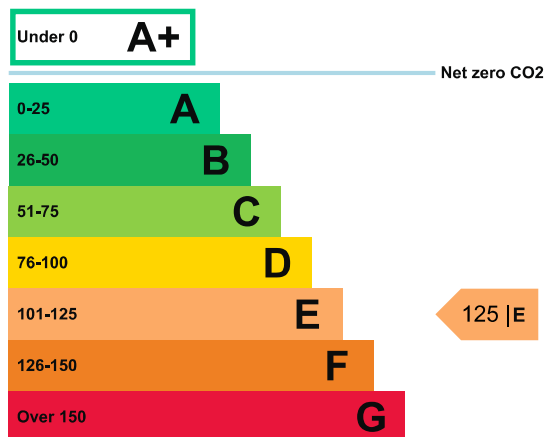
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

34 | B

If typical of the existing stock

137 | F

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)	50.38
Primary energy use (kWh/m ² per year)	324

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3633-6878-3974-8419-9491\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Matthew Broadbent
Telephone	08452691961
Email	matt@clariuseco.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO036861
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Clarius Business Services Ltd
Employer address	1 Parkways Court, Oulton, Leeds, LS26 8TR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 June 2022
Date of certificate	20 July 2022
