

## Energy performance certificate (EPC)

Unit 2  
Pontefract Lane  
LEEDS  
LS9 0RH

Energy rating

C

Valid until:

1 April 2035

Certificate number:

0713-3407-3810-5340-1483

Property type

Storage or Distribution

Total floor area

1,692 square metres

### Rules on letting this property

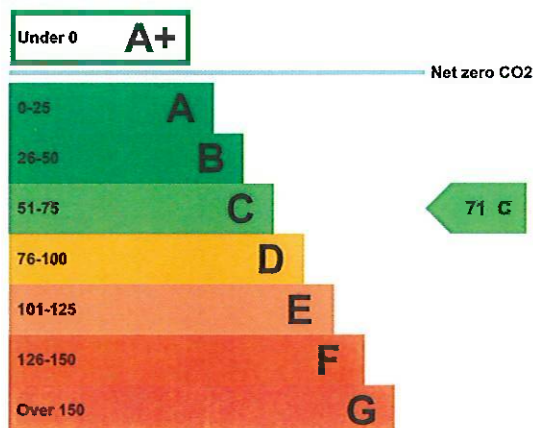
Properties can be let if they have an energy rating from A+ to E.

### 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

17 A

If typical of the existing stock

69 C

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 9.92                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 105                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3079-7629-9898-7908-3475\)](/energy-certificate/3079-7629-9898-7908-3475).

## 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 | Matthew Broadbent                                            |
| Telephone       | 07769251684                                                  |
| Email           | <a href="mailto:matt@clariuseco.com">matt@clariuseco.com</a> |

### 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/028147                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| 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     | 24 March 2025                                             |
| Date of certificate    | 2 April 2025                                              |