

Energy performance certificate (EPC)

Unit 11 Kettlestring Lane Park Kettlestring Lane Clifton Moor YORK YO30 4XF	Energy rating <h1 style="text-align: center;">A</h1>	Valid until: 5 June 2032 <hr/> Certificate number: 3169-7678-1332-1395-3522
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Property type	B8 Storage or Distribution
Total floor area	466 square metres

Rules on letting this property

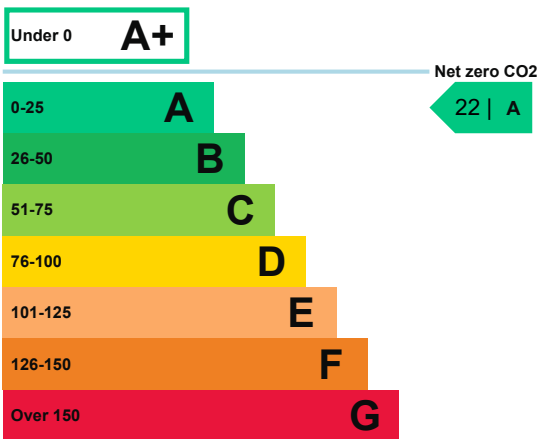
Properties can be let if they have an energy rating from A+ to E.

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 A.



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	22 A
If typical of the existing stock	64 C

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

Breakdown of this property's energy performance

Main heating fuel

Other

Building environment

Unconditioned

Assessment level

5

Building emission rate (kgCO₂/m² per year)

12.88

Primary energy use (kWh/m² per year)

76

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3483-7972-6391-4114-9071\)](#).

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	Samuel Jones
Telephone	01937 585 082
Email	samjones@hydrock.com

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA129523
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Hydrock Consultants Limited
Employer address	Over Court Barns Over Lane, BRISTOL, BS32 4DF
Assessor's declaration	The assessor is contracted by the owner to provide other energy assessment services.
Date of assessment	1 June 2022
Date of certificate	6 June 2022
