

Energy performance certificate (EPC)

Unit 6 Caldervale Mills Healey Road OSSETT WF5 8NF	Energy rating D	Valid until: 6 March 2027
		Certificate number: 0070-4903- 0343-8620- 5090

Property type B8 Storage or Distribution

Total floor area 806 square metres

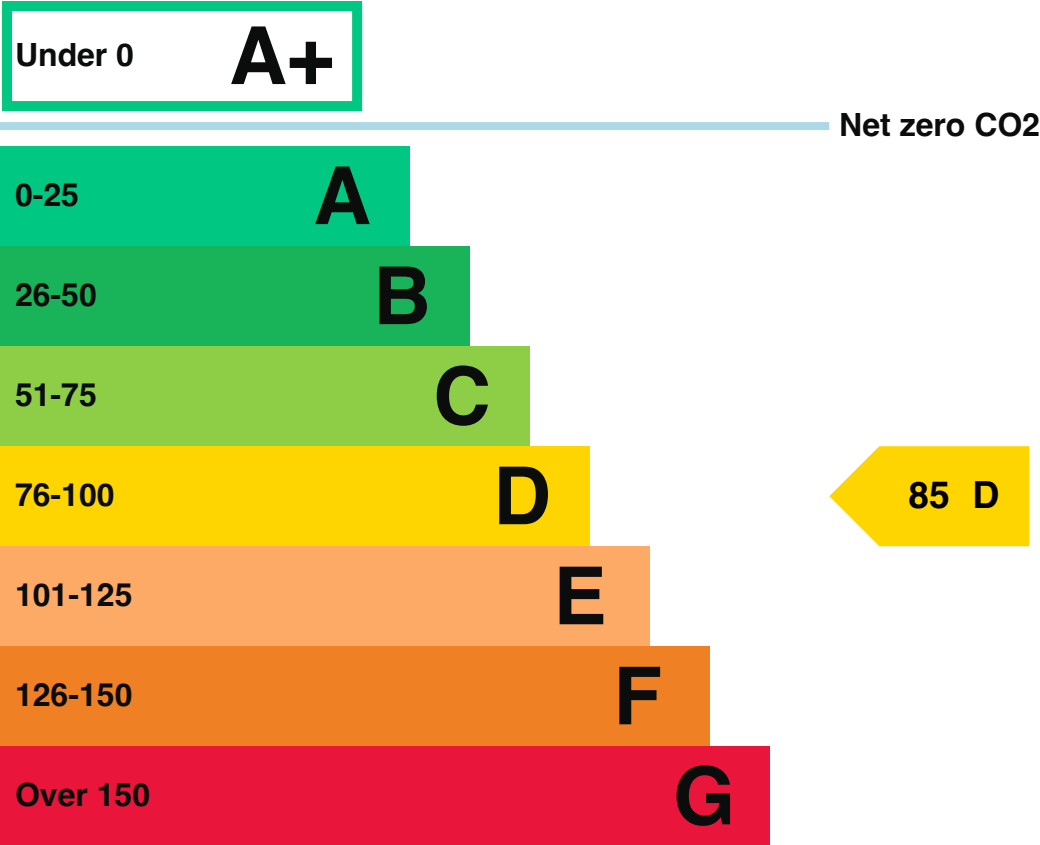
Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D.



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



If typical of the existing stock



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 (kgCO₂/m² per year)	47.91
Primary energy use (kWh/m² per year)	283

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9489-4027-0034-0500-6301\)](/energy-certificate/9489-4027-0034-0500-6301).

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	Elyas Patel
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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	STRO001444
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Asset Inspections
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Employer address	The Barn, King Edward St, WF12 9EY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 March 2017
Date of certificate	7 March 2017

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.



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