

Energy performance certificate (EPC)

1 & 3 Fosse Road South
LEICESTER
LE3 0LP

Energy rating

D

Valid until:

29 February 2028

Certificate number:

0810-0738-5789-9722-0006

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	416 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 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. A yellow arrow points to the 'D' rating bar, which has a score of 99. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating bar.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/0810-0738-5789-9722-0006?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	27 B
If typical of the existing stock	79 D

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)	75.88
Primary energy use (kWh/m2 per year)	449

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-1970-0488-5870-7090\)](#).

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	Robin Lewis
Telephone	07531 522660
Email	robin.lewis150@ntlworld.com

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	STRO002850
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Sherwood Energy Consultants
Employer address	37 Carrfield Avenue, Long Eaton, NOTTINGHAM, NG10 2BW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 February 2018
Date of certificate	1 March 2018
