

Energy performance certificate (EPC)

UNIT G3 Loxa Ltd Cedan House, 102 Kirkstall Road LEEDS LS3 1JA	Energy rating D	Valid until: 2 July 2029 <hr/> Certificate number: 9650-3076-0811-0902-8421
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Property type	B1 Offices and Workshop businesses
Total floor area	373 square metres

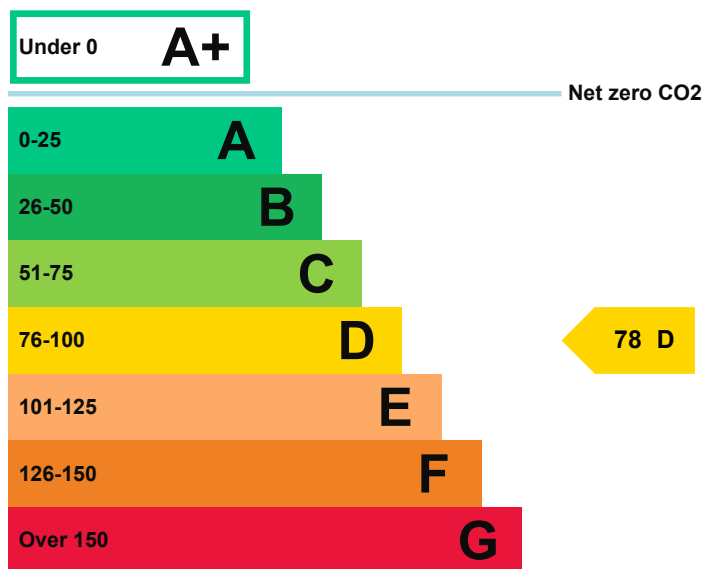
Rules on letting this property

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 current 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 25 A

If typical of the existing stock 73 C

Breakdown of this property's energy performance

Main heating fuel Natural Gas

Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO₂/m² per year)	54.69
Primary energy use (kWh/m² per year)	318

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0862-0941-5819-0726-4002\)](#).

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	Denton Guest
Telephone	07974 912620
Email	dentonguest@gmail.com

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/015335
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Denton Guest
Employer address	Riverside Mills, Saddleworth Road, Elland, HX5 0RY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 June 2019
Date of certificate	3 July 2019

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 dluhc.digital-services@levellingup.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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