

Energy performance certificate (EPC)

80 Scudamore Road
LEICESTER
LE3 1UJ

Energy rating

G

Valid until: 12 October 2033

Certificate number: 5650-8382-9080-7601-3307

Property type	General Industrial and Special Industrial Groups
Total floor area	15,963 square metres

Rules on letting this property



You may not be able to let this property.

This property has an energy rating of 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.

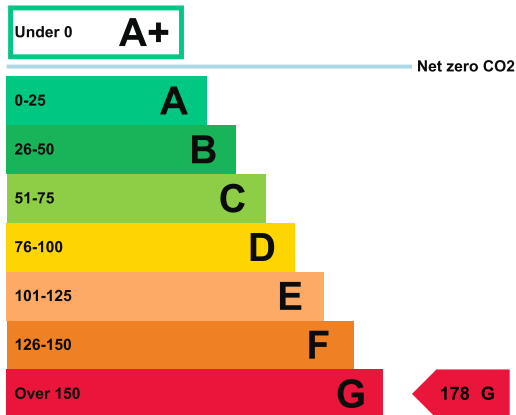
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is G.

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

9 A

If typical of the existing stock

37 B

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)	58.08
Primary energy use (kWh/m2 per year)	352

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5111-5152-0802-8543-1966\)](#).

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	Charlotte Moon
Telephone	01157141123
Email	mail@surveyhub.co.uk

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/029925
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Survey Hub
Employer address	34 Regent Street Nottingham NG1 5BT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 June 2023
Date of certificate	13 October 2023
