

Energy performance certificate (EPC)

E Factor
Railway Street
GRIMSBY
DN32 7BN

Energy rating

D

Valid until: 16 November 2031

Certificate number: 6843-6151-7703-2638-0163

Property type

B1 Offices and Workshop businesses

Total floor area

628 square metres

Rules on letting this property

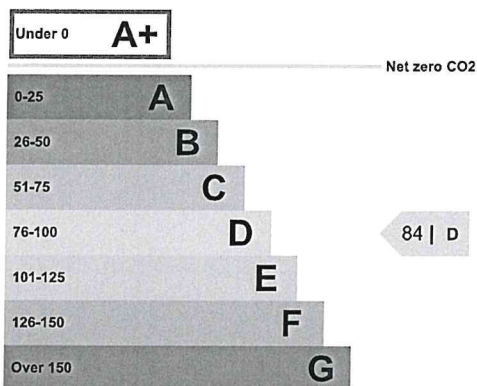
Properties can be let if they have an energy rating from A+ to E.

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 D.



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

25 | A

If typical of the existing stock

73 | C

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

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	83.52
Primary energy use (kWh/m ² per year)	479

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3694-1999-7289-8678-9601\)](#).

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	Guy Moore
Telephone	07954415073
Email	gmoore1_sty@icloud.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK303435
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Employer	Trademark Property Services
Employer address	3 Stanfield Gardens, Immingham, DN40
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 November 2021
Date of certificate	17 November 2021

Energy performance certificate (EPC)

Office Unit
E Factor
Railway Street
GRIMSBY
DN32 7BN

Energy rating

E

Valid until: 16 November 2031

Certificate number: 5862-5847-8111-1679-9687

Property type

B1 Offices and Workshop businesses

Total floor area

33 square metres

Rules on letting this property

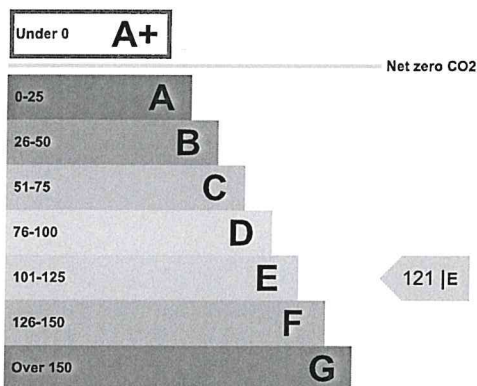
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Energy efficiency rating for this property

This property's current energy rating is E.



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

29 | B

If typical of the existing stock

85 | D

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

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 (kgCO ₂ /m ² per year)	140.43
Primary energy use (kWh/m ² per year)	990

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8616-3463-2336-7836-2487\)](/energy-certificate/8616-3463-2336-7836-2487).

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