

Energy performance certificate (EPC)

Unit 5 74 Effingham Street ROTHERHAM S65 1AL	Energy rating E	Valid until: 18 November 2035
		Certificate number: 3119-7597-5151-0517-2555

Property type	Retail/Financial and Professional Services
Total floor area	172 square metres

Rules on letting this property

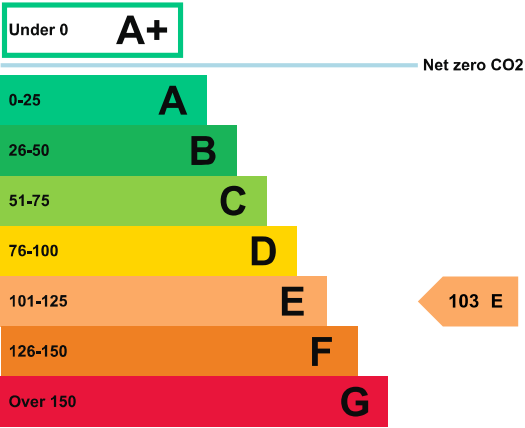
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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	10 A
If typical of the existing stock	40 B

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)	38.46
Primary energy use (kWh/m ² per year)	397

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5267-2661-4022-3384-5922\)](/energy-certificate/5267-2661-4022-3384-5922).

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	Stephen Goj
Telephone	07711287225
Email	s.goj@nrgfocus.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/024303
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NRG Focus Ltd
Employer address	info@nrgfocus.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 November 2025
Date of certificate	19 November 2025