

TO LET

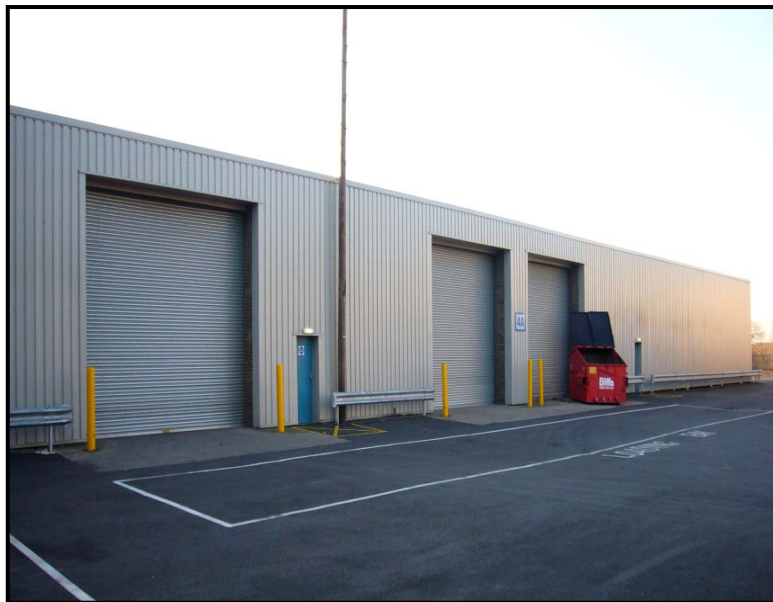
Andrew Miller

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CommercialPropertySurveyors.com

**UNIT 4A (1) & UNIT 4A (2)
LANGTHWAITE BUSINESS PARK
SOUTH KIRKBY PONTEFRACT WF9 3AP**



OVERALL FEATURES

- Unit 1 – 7,384 sq ft, with office, staff room & WC
- Unit 2 – 5,135 sq ft, with staff room & WC
- Unit 3 – 4,015 sq ft, with office, staff room & WC - **LET**
- 18 ft (5.5m) eaves
- Surface loading door to each unit
- Palisade fenced and gated shared yard area

Energy Performance Certificate

Non-Domestic Building



7a
Langthwaite Road
Langthwaite Grange Industrial Estate
South Kirkby
WF9 3AP

Certificate Reference Number:
0240-0000-0301-0100-0004

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **99**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 689
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

51 If newly built

106 If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building

HM Government

7b

Langthwaite Road
Langthwaite Grange Industrial Estate
South Kirkby
WF9 3AP

Certificate Reference Number:

0900-0031-0000-0095-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 93

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 480
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

107 If typical of the existing stock