

# Energy performance certificate (EPC)

Unit 1  
Brickfield Business Centre  
60 Manchester road  
NORTHWICH  
CW9 7LS

Energy rating

C

Valid until:

18 June 2034

Certificate number:

8994-9052-8656-0657-2796

|                  |                                 |
|------------------|---------------------------------|
| Property type    | Offices and Workshop Businesses |
| Total floor area | 95 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 C.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). The bars are color-coded: A+ (light green), A (green), B (medium green), C (light green), D (yellow), E (orange), F (dark orange), and G (red). A green arrow points to the C rating, with the score 59 C displayed next to it. A line labeled 'Net zero CO2' is positioned above the A+ rating.

| Rating | Score Range |
|--------|-------------|
| A+     | Under 0     |
| A      | 0-25        |
| B      | 26-50       |
| C      | 51-75       |
| D      | 76-100      |
| E      | 101-125     |
| F      | 126-150     |
| G      | Over 150    |

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                   | 0 A  |
| If typical of the existing stock | 58 C |

<https://find-energy-certificate.service.gov.uk/energy-certificate/8994-9052-8656-0657-2796?print=true>

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## 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 (kgCO2/m2 per year) | 16.02                           |
| Primary energy use (kWh/m2 per year)       | 169                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7213-3388-5363-1374-0596\)](#).

## 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 | Ben Brownley                                                     |
| Telephone       | 07977494783                                                      |
| Email           | <a href="mailto:ianbrownley@gmail.com">ianbrownley@gmail.com</a> |

### 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/022480                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Energy Assessors Ltd                                      |
| Employer address       | Ravenswood House Chambres road Southport PR8 6JQ          |
| Assessor’s declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 13 June 2024                                              |
| Date of certificate    | 19 June 2024                                              |