

Energy performance certificate (EPC)

4 The Parklands
Horwich
BOLTON
BL6 4YU

Energy rating

D

Valid until: **11 January 2033**

Certificate number: **5472-1229-5154-2942-5621**

Property type: **Offices and Workshop Businesses**

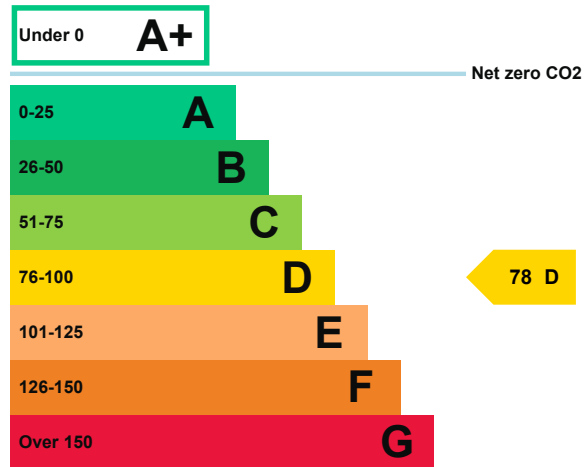
Total floor area: **4,232 square metres**

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 D.



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

12 A

If typical of the existing stock

50 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	23.46
Primary energy use (kWh/m ² per year)	211

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6736-1632-8420-8776-2221\)](/energy-certificate/6736-1632-8420-8776-2221).

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	Neil Williams
Telephone	07815 084780
Email	neilwilliams@btinternet.com

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/019696
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Neil Williams EPC
Employer address	Elmhurst Energy Systems Ltd, 16, St Johns Business Park, Lutterworth, LE17 4HB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 January 2023
Date of certificate	12 January 2023