

Energy performance certificate (EPC)

Welfare Rights Service
44 Union Street
ACCRINGTON
BB5 1PL

Energy rating

E

Valid until: **30 August 2032**

Certificate number: **6565-5280-7787-1321-1833**

Property type

Offices and Workshop Businesses

Total floor area

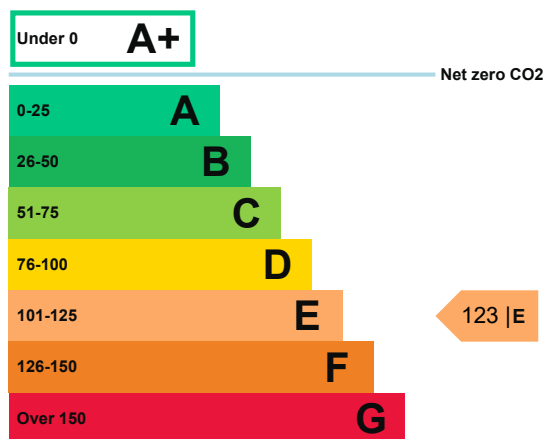
553 square metres

Rules on letting this property

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

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

25 | A

If typical of the existing stock

98 | D

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)	47.29
Primary energy use (kWh/m ² per year)	307

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5226-6540-3931-2979-4496\)](#).

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	Joel Neumann
Telephone	07792592152
Email	joel@epcnational.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032686
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	EPC NATIONAL LIMITED
Employer address	Unit 2c Birch Mill Heywood Old Road Manchester OL10 2QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 August 2022
Date of certificate	31 August 2022
