

Energy performance certificate (EPC)

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| FIRST FLOOR OFFICE 43-47 High Street MOLD CH7 1BQ | Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1> | Valid until: 27 March 2022 <hr/> Certificate number: 9310-3057-0328-0001-2195 |
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Property type B1 Offices and Workshop businesses

Total floor area 140 square metres

Rules on letting this property

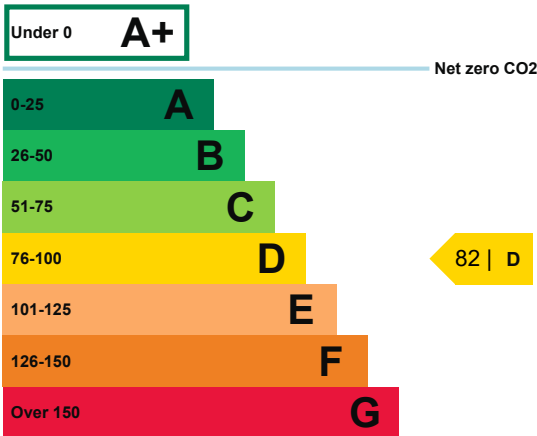
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



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 28 | B

If typical of the existing stock 75 | C

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 (kgCO₂/m² per year)

46.39

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0231-0042-1389-0597-1006\)](#).

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

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|-----------------|--|
| Assessor's name | Andrew Martindale |
| Telephone | 01513293123 |
| Email | andrewm@icoenergy.co.uk |

Accreditation scheme contact details

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|----------------------|--|
| Accreditation scheme | Sterling Accreditation Ltd |
| Assessor ID | STER000190 |
| Telephone | 0161 727 4303 |
| Email | info@sterlingaccreditation.com |

Assessment details

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|------------------------|---|
| Employer | ICO Energy Limited |
| Employer address | Mersey Chambers, 5 Old Churchyard, Liverpool L2 8GW |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 12 March 2012 |
| Date of certificate | 28 March 2012 |
