

# Energy performance certificate (EPC)

2 Birchwood Office Park Crab Lane Poulton-With-Fearnhead Warrington WA2 0XS	Energy rating <b>A</b>	Valid until: <b>20 November 2033</b> Certificate number: <b>4487-0311-5680-5662-4954</b>
<b>Property type</b>	Offices and Workshop Businesses	
<b>Total floor area</b>	1,053 square metres	

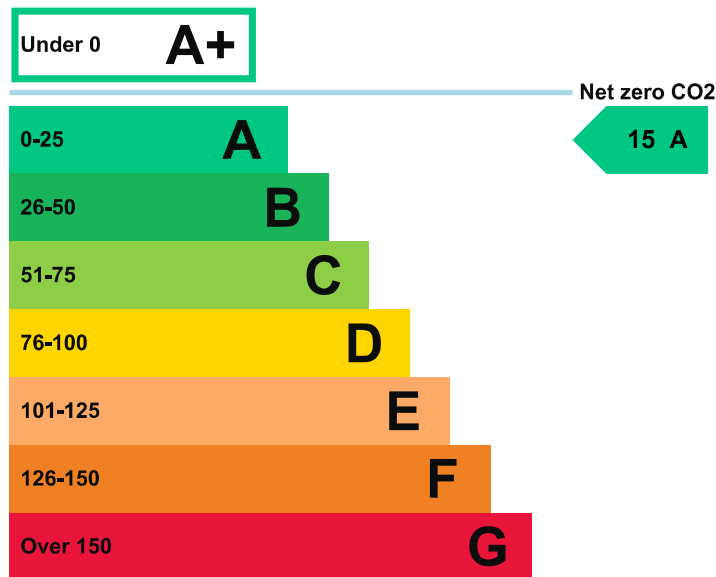
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is A.



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

11 A

### If typical of the existing stock

45 B

**Breakdown of this property's energy performance**

<b>Main heating fuel</b>	Grid Supplied Electricity
<b>Building environment</b>	Air Conditioning
<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	4.93
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	53

► [About primary energy use](#)

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8197-7193-6299-0910-2534\)](#).

**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.

<b>Assessor's name</b>	Gemma Cornwall
<b>Telephone</b>	01254490407
<b>Email</b>	<a href="mailto:gcornwall@viridium-bc.com">gcornwall@viridium-bc.com</a>

**Contacting the accreditation scheme**

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/028136
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

**About this assessment**

<b>Employer</b>	Viridium Building Consultancy
<b>Employer address</b>	13 Ribchester Road, Wilpshire, Blackburn BB1 9JH
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	14 November 2023
<b>Date of certificate</b>	21 November 2023

**Other certificates for this property**

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**[1142-5321-7326-5505-7806 \(/energy-certificate/1142-5321-7326-5505-7806\)](#)**Valid until**9 June 2032

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**OGL**

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