

Energy performance certificate (EPC)

Ground Floor 1 Unit 1 Priory Court Preston Brook Runcorn WA7 3FT	Energy rating A	Valid until: 12 July 2033 <hr/> Certificate number: 0535-6497-0545-4921-3029
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Property type **Offices and Workshop Businesses**

Total floor area **129 square metres**

Rules on letting this property

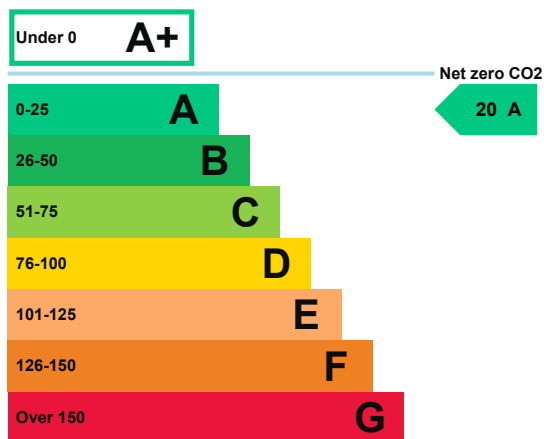
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's 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



43 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO2/m2 per year)	5.51
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Primary energy use (kWh/m2 per year)	59
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2135-4994-1719-0441-6211\)](#).

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	Lionel Braceiner
Telephone	07813139837
Email	lionel@lmbenergyassessors.co.uk

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/019534
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	lmb commercial ltd
Employer address	14 Limefield Road, Salford, Manchester, M7 4LZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 July 2023
Date of certificate	13 July 2023
