

Energy performance certificate (EPC)

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| <p>Muirfield House The Links Kelvin Close Birchwood WARRINGTON WA3 7PB</p> | <p>Energy rating</p> <h1>B</h1> | <p>Valid until: 18 December 2033</p> <hr/> <p>Certificate number: 1934-4883-2104-4822-6618</p> |
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| Property type | Offices and Workshop Businesses |
| Total floor area | 796 square metres |

Rules on letting this property

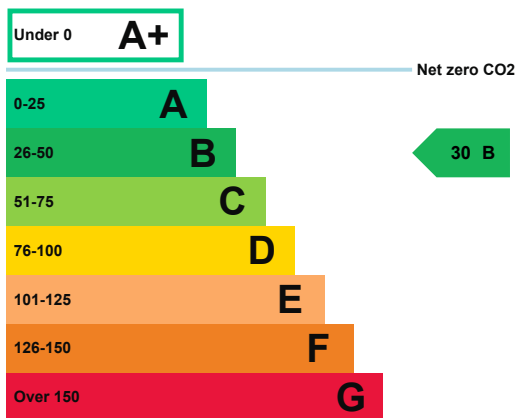
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

9 A

If typical of the existing stock

35 B

Breakdown of this property's energy performance

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|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 9.84 |
| Primary energy use (kWh/m ² per year) | 106 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8528-5963-3175-8056-4830\)](/energy-certificate/8528-5963-3175-8056-4830).

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.

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| Assessor's name | Alton Alexander |
| Telephone | 0333 5779556 |
| Email | info@cjbloor.co.uk |

Contacting the accreditation scheme

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

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|----------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/016916 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | CJ Bloor Property Consultants Ltd |
| Employer address | 2 Bridgewater Court Barsbank Lane Lymm WA13 9GR |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 19 December 2023 |
| Date of certificate | 19 December 2023 |
