Energy performance certificate (EPC)

First Floor Unit 4 The Courtyard St Peters Business Park Bolton BL1 8PB	Energy rating **A**	Valid until: **28 February 2033** Certificate number: **0019-4874-3172-3872-5705**

Property type	Offices and Workshop Businesses

Total floor area	404 square metres

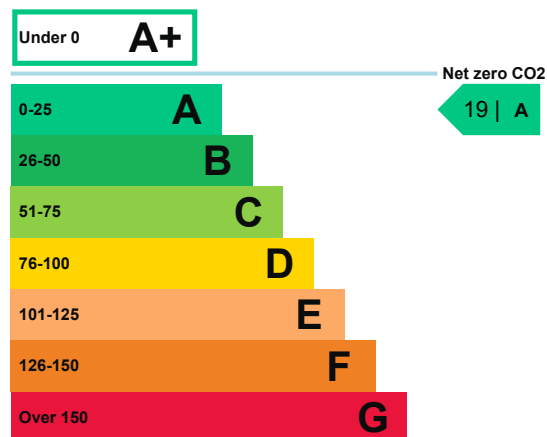## Rules on letting this property

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 A.

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Under 0	A+
0-25	A
26-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Net zero CO2

19 | A

Properties are given a rating from A+ (most efficient) to G (least efficient).

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 | A

If typical of the existing stock

32 | B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	7.66
Primary energy use (kWh/m2 per year)	83

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report (/energy-certificate/7746-0292-6752-6124-3178)](/energy-certificate/7746-0292-6752-6124-3178).

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	Gary Bradley
Telephone	07968 801703
Email	grbiea@hotmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/017616
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Gary R. Bradley
Employer address	9 Shepley Drive, Hazel Grove, Stockport, SK7 6LE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 February 2023
Date of certificate	1 March 2023