

Energy performance certificate (EPC)

|                                                  |                        |                                              |
|--------------------------------------------------|------------------------|----------------------------------------------|
| Unit 1<br>Strands Farm Lane<br>HORNBY<br>LA2 8JF | Energy rating<br><br>B | Valid until: 17 August 2035                  |
|                                                  |                        | Certificate number: 7419-4319-7364-6195-5325 |

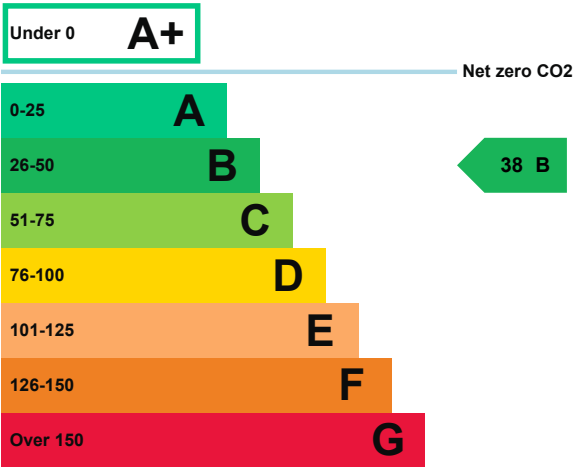
|                  |                                            |
|------------------|--------------------------------------------|
| Property type    | Retail/Financial and Professional Services |
| Total floor area | 141 square metres                          |

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                   | 19 A |
| If typical of the existing stock | 75 C |

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Natural Gas                     |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 14.27                           |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 103                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7301-5862-1150-9900-2586\)](#).

## 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 | John Maddock                                                         |
| Telephone       | 07756 556 889                                                        |
| Email           | <a href="mailto:john@e-missionltd.co.uk">john@e-missionltd.co.uk</a> |

### 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/024346                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | E-mission GB Limited                                      |
| Employer address       | 22 The Ferns Walton Park Preston                          |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 7 August 2025                                             |
| Date of certificate    | 18 August 2025                                            |