

# Energy performance certificate (EPC)

39-40 Melford Court  
Woolston  
WARRINGTON  
WA1 4RZ

Energy rating

C

Valid until: 10 May 2032

Certificate number: 2968-0831-1857-6243-1873

Property type B1 Offices and Workshop businesses

Total floor area 984 square metres

## Rules on letting this property

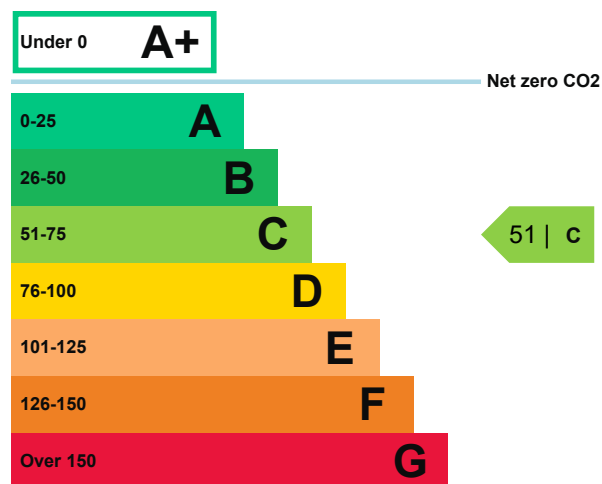
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built 24 | A

If typical of the existing stock 70 | C

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

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Building environment

Heating and Natural Ventilation

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Assessment level

5

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

31.54

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Primary energy use (kWh/m<sup>2</sup> per year)

184

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9239-1072-9915-2389-0528\)](#).

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# 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	Emma Williams
Telephone	01745 854170
Email	<a href="mailto:emma.williams@colesknapp.co.uk">emma.williams@colesknapp.co.uk</a>

## Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA206141
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

## Assessment details

Employer	MEES Solutions
Employer address	85 Great Portland Street First Floor London W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 April 2022
Date of certificate	11 May 2022

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