

# Energy performance certificate (EPC)

Unit 41  
Melford Court  
Hardwick Grange  
WARRINGTON  
WA1 4RZ

Energy rating

C

Valid until: 20 April 2033

Certificate number: 8843-7025-2188-9758-4076

Property type

Storage or Distribution

Total floor area

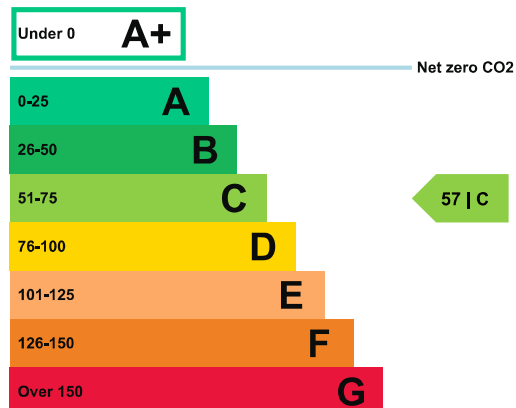
484 square metres

## 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 C.



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

16 | A

If typical of the existing stock

65 | C

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

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

---

Building environment

Heating and Mechanical Ventilation

---

Assessment level

5

---

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

4.94

---

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

53

---

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4120-1554-1889-4007-3632\)](#).

---

## 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	Lee Wild
Telephone	0333 566 0182
Email	<a href="mailto:lee.wild@meessolutions.co.uk">lee.wild@meessolutions.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA164256
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	MEES Solutions Ltd
Employer address	First Floor, 85 Great Portland Street, London, W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 February 2023
Date of certificate	21 April 2023

---