

# Energy performance certificate (EPC)

302 Bridgewater Place Birchwood Park Birchwood WARRINGTON WA3 6XG	Energy rating <div>C</div>	Valid until: 2 July 2028 Certificate number: 0930-0038-9929-4926-6002
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Property type

B1 Offices and Workshop businesses

Total floor area

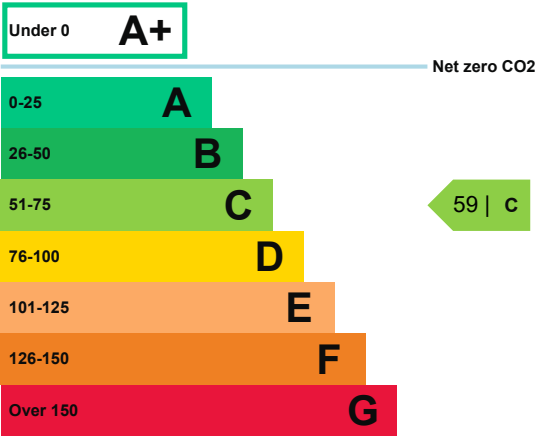
3874 square metres

## 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 (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 | B

If typical of the existing stock

87 | D

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	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	38.57
Primary energy use (kWh/m2 per year)	228

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0694-2069-2940-9900-3803\)](#).

## 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	Neil Williams
Telephone	07815 084780
Email	<a href="mailto:neilwilliams@btinternet.com">neilwilliams@btinternet.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019696
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	ACI Reports Limited
Employer address	Allied Business Centre, Potter Place, West Pimbo, Skelmersdale, WN8 9PW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 June 2018
Date of certificate	3 July 2018

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