

# Energy performance certificate (EPC)

<div>Chadwick House</div> <div>Warrington Road</div> <div>Birchwood Park, Birchwood</div> <div>WARRINGTON</div> <div>WA3 6AE</div>	<div>Energy rating</div> <div>C</div>	<div>Valid until:</div> <div>4 April 2032</div> <div>Certificate number:</div> <div>6131-8741-8427-5018-5819</div>
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Property type

B1 Offices and Workshop businesses

Total floor area

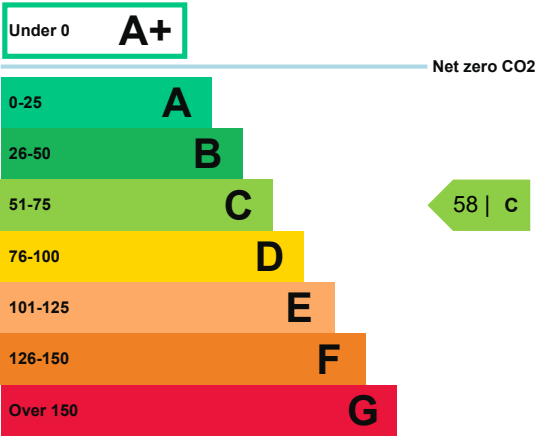
22140 square metres

## 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

23 | A

If typical of the existing stock

67 | C

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

## Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	5
Building emission rate (kgCO2/m2 per year)	36.64
Primary energy use (kWh/m2 per year)	212

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9552-5981-3715-5068-6216\)](#).

## 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	Paul Bacon
Telephone	01908 261461
Email	<a href="mailto:paul@edsl.net">paul@edsl.net</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA005469
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	E.D.S.L
Employer address	13-14 Cofferridge Close, Stony Stratford, Milton Keynes, MK11 1BY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 April 2022
Date of certificate	5 April 2022

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