

Energy performance certificate (EPC)

The Centre
Birchwood Park Estates
Birchwood
WARRINGTON
WA3 6YN

Energy rating

D

Valid until:

20 August 2025

Certificate number: **0240-7902-0345-4850-3000**

Property type

B1 Offices and Workshop businesses

Total floor area

4317 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 D.

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

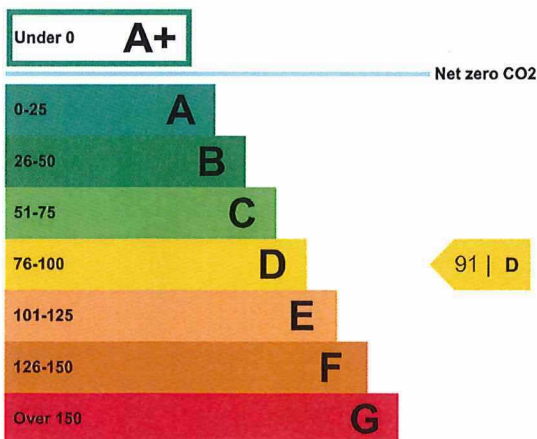
Properties similar to this one could have ratings:

If newly built

28 | B

If typical of the existing stock

82 | D



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 Mechanical Ventilation
Assessment level	5
Building emission rate (kgCO2/m2 per year)	67.18

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9740-4054-0054-0300-8221\)](#).

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	Andrew Nicholas Ringland
Telephone	0161 834 9999
Email	aringland@cwcon.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA085636
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Crookes Walker Consulting Limited
Employer address	Alberton House, 30 St. Mary's Parsonage, Manchester, M3 2WJ
Assessor's declaration	The assessor is contracted by the owner to provide other energy assessment services.
Date of assessment	28 April 2015
Date of certificate	21 August 2015
