

Energy performance certificate (EPC)

Unit 4
Brickfield Business Centre
60 Manchester road
NORTHWICH
CW9 7LS

Energy rating

B

Valid until:

18 June 2034

Certificate number:

0886-0187-5457-0118-5428

Property type	Offices and Workshop Businesses
Total floor area	95 square metres

Rules on letting this property

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

Energy rating and score

This property’s energy rating is B.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A green arrow points to the B rating, which corresponds to a score of 49. A vertical line indicates the Net zero CO2 target at 0.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property’s carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	0 A
If typical of the existing stock	41 B

<https://find-energy-certificate.service.gov.uk/energy-certificate/0886-0187-5457-0118-5428?print=true>

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Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	19.72
Primary energy use (kWh/m2 per year)	207

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5600-8494-4989-5714-4369\)](#).

Who to contact about this certificate

Contacting the assessor

If you’re unhappy about your property’s energy assessment or certificate, you can complain to the assessor who created it.

Assessor’s name	Ben Brownley
Telephone	07977494783
Email	ianbrownley@gmail.com

Contacting the accreditation scheme

If you’re still unhappy after contacting the assessor, you should contact the assessor’s accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor’s ID	EES/022480
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Assessors Ltd
Employer address	Ravenswood House Chambres road Southport PR8 6JQ
Assessor’s declaration	The assessor is not related to the owner of the property.
Date of assessment	13 June 2024
Date of certificate	19 June 2024