

# Energy performance certificate (EPC)

Unit 14 Lawnhurst Trading Estate Oakhurst Drive Stockport SK3 0XT	Energy rating <b>B</b>	Valid until: <b>8 September 2034</b>
		Certificate number: <b>2647-4813-4557-1345-6150</b>

Property type	Storage or Distribution
Total floor area	1,060 square metres

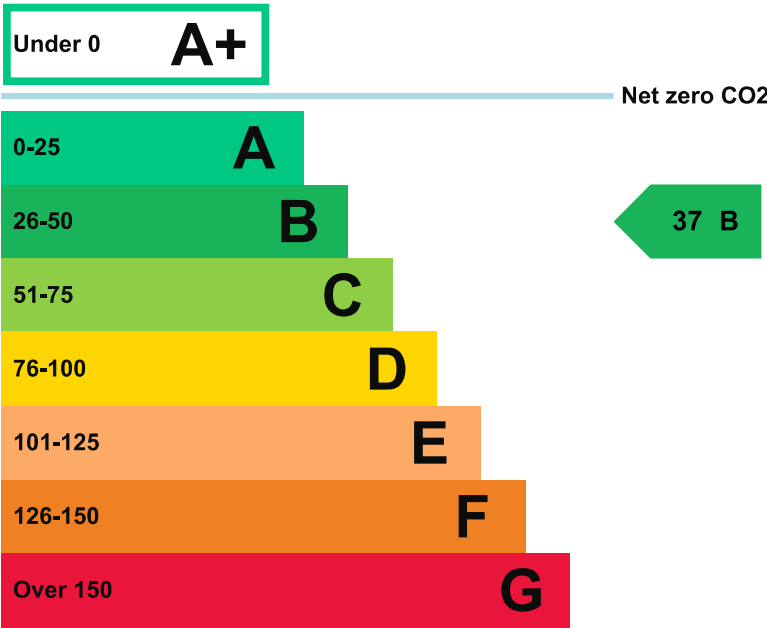
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is B.



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



If typical of the existing stock



## 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)	5.43
Primary energy use (kWh/m2 per year)	58

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8179-6888-5246-2789-0475\)](/energy-certificate/8179-6888-5246-2789-0475).

# 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	Alexander Smith
Telephone	02476 233144
Email	<a href="#">[email protected] (/cdn-cgi/l/email-protection#99f0f7fff6d9eefcf7eaf5fce0f5f8eee3b7faf6f4)</a>

## 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/018265
Telephone	01455 883 250
Email	<a href="#">[email protected] (/cdn-cgi/l/email-protection#aacfc4dbdfc3d8c3cfd9eacfc6c7c2dfd8d9decfc4cfd8cdd384c9c584dfc1)</a>

## About this assessment

Employer	Wensley & Lawz Ltd
Employer address	Wensley & Lawz Number Three Siskin Drive Coventry CV3 4FJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 September 2024
Date of certificate	9 September 2024