

# Energy performance certificate (EPC)

Torotrak (Development) Ltd 1 Aston Way Moss Side LEYLAND PR26 7UX	Energy rating <b>D</b>	Valid until: <b>19 April 2028</b>
		Certificate number: <b>9699-3096-0337-0400-6625</b>

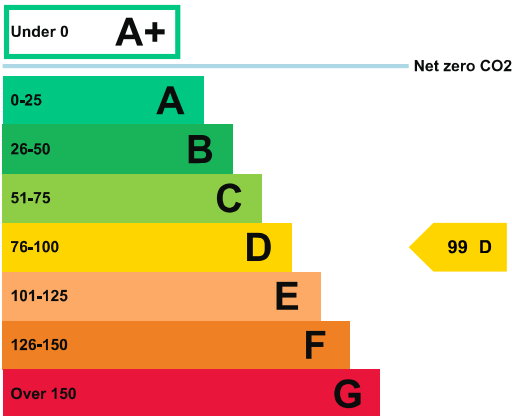
Property type	B8 Storage or Distribution
Total floor area	7,235 square metres

## 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 D.



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	<b>34 B</b>
If typical of the existing stock	<b>100 D</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	57.38
Primary energy use (kWh/m <sup>2</sup> per year)	336

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0660-0443-9379-9926-6006\)](/energy-certificate/0660-0443-9379-9926-6006).

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## 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	Jonathan Murton
Telephone	01524 548313
Email	<a href="mailto:jonny@murtonandco.uk">jonny@murtonandco.uk</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/009007
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Murton & Co Ltd
Employer address	6-4-3 Alston House White Cross Business Park Lancaster LA1 4XF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 June 2017
Date of certificate	20 April 2018

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