

Energy performance certificate (EPC)

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| Newfield House 5 Fleet Street Lytham St Annes FY8 2DQ | Energy rating | Valid until: 7 January 2035 |
| | C | Certificate number: 2663-1030-1270-3793-3901 |

Property type **Offices and Workshop Businesses**

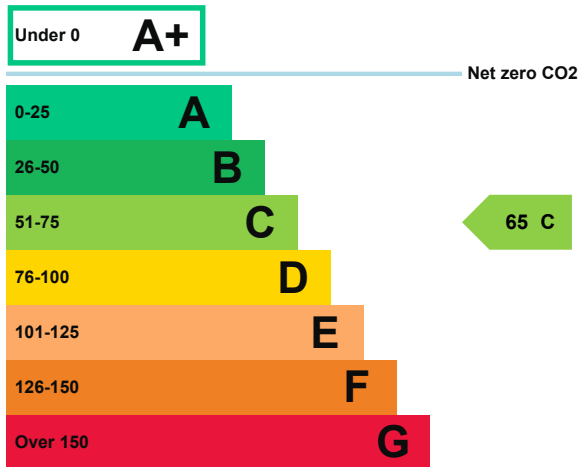
Total floor area **1,821 square metres**

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 C.



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

20 A

If typical of the existing stock

80 D

Breakdown of this property's energy performance

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|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 11.75 |
| Primary energy use (kWh/m ² per year) | 92 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2423-5283-6669-7592-7387\)](/energy-certificate/2423-5283-6669-7592-7387).

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.

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|-----------------|--|
| Assessor's name | John Maddock |
| Telephone | 07756 556 889 |
| Email | john@e-missionltd.co.uk |

Contacting the accreditation scheme

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

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| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/024346 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

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|------------------------|---|
| Employer | E-mission GB Limited |
| Employer address | 22 The Ferns Walton Park Preston |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 19 December 2024 |
| Date of certificate | 8 January 2025 |