

Energy performance certificate (EPC)

Modern Book Binders Ltd Pringle Street BLACKBURN BB1 1SA	Energy rating E	Valid until: 23 March 2032
		Certificate number: 7950-1300-2951-8761-9123

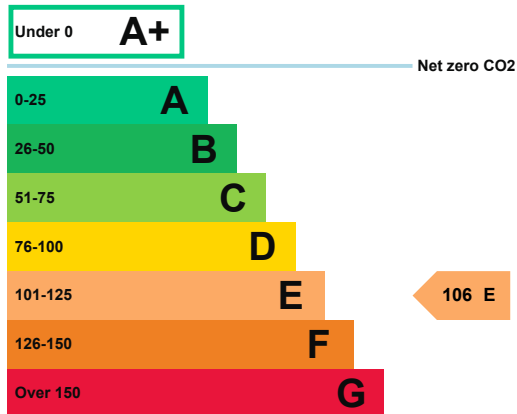
Property type	B1 Offices and Workshop businesses
Total floor area	825 square metres

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 E.



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	27 B
If typical of the existing stock	80 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	30.36
Primary energy use (kWh/m2 per year)	174

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8553-5575-0713-4469-3478\)](/energy-certificate/8553-5575-0713-4469-3478).

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	Asim Nawaz
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Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO000150
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Edward P Carlson Ltd
Employer address	47 preston new road Blackburn BB2 6AH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 February 2022
Date of certificate	24 March 2022
