

Energy performance certificate (EPC)

Unit 3 Vale Mill Emerald Street BLACKBURN BB1 9QJ	Energy rating C	Valid until: 14 March 2035
		Certificate number: 8352-7122-8825-8318-5181

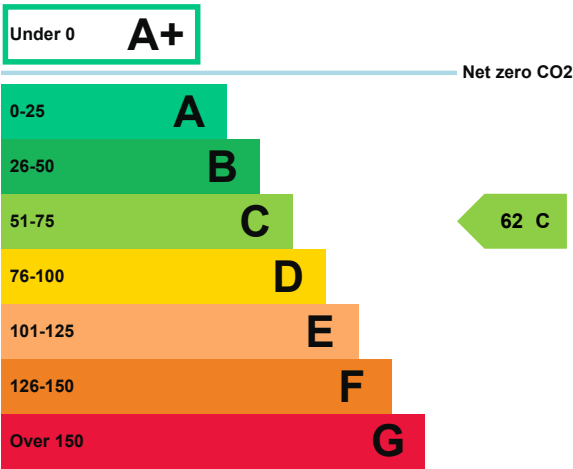
Property type	Offices and Workshop Businesses
Total floor area	201 square metres

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	0 A
If typical of the existing stock	101 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	11.24
Primary energy use (kWh/m ² per year)	88

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7754-8674-1132-8046-2849\)](/energy-certificate/7754-8674-1132-8046-2849).

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	Michael Harrison
Telephone	07801 732 336
Email	oaklodge.energy@googlemail.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/004287
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Oaklodge Energy Ltd
Employer address	2a Mount Pleasant Street Oswaldtwistle BB5 3EN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 March 2025
Date of certificate	15 March 2025