

Energy performance certificate (EPC)

UNIT 2
SCOTSHAW BROOK INDUSTRIAL ESTATE
BRANCH ROAD
LOWER DARWEN
BLACKBURN
BB3 0PR

Energy rating

D

Valid until: **10 August 2031**

Certificate number: **2778-1432-8213-3548-0008**

Property type

B1 Offices and Workshop businesses

Total floor area

423 square metres

Rules on letting this property

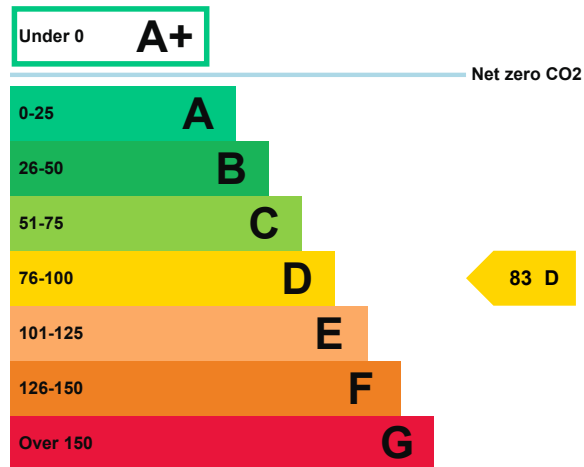
Properties can be let if they have an energy rating from A+ to E.

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	23 A
If typical of the existing stock	68 C

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)	43.57
Primary energy use (kWh/m2 per year)	250

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3449-6327-5411-8231-5388\)](/energy-certificate/3449-6327-5411-8231-5388).

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
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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	STRO002224
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Oaklodge Energy Ltd
Employer address	2a Mount Pleasant Street Oswaldtwistle
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 July 2021
Date of certificate	11 August 2021
