

Energy performance certificate (EPC)

Unit 1
Nassau Business Park
Bahama Road
Haydock
ST HELENS
WA11 9FW

Energy rating

B

Valid until:

3 September 2035

Certificate number:

5853-1729-5459-0220-3267

Property type	Storage or Distribution
Total floor area	493 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 B.

The figure shows a horizontal bar chart representing the energy rating scale. The scale is divided into eight categories, each with a color-coded bar and a letter rating. The categories are: A+ (Under 0, light green), A (0-25, green), B (26-50, dark green), C (51-75, light green), D (76-100, yellow), E (101-125, orange), F (126-150, dark orange), and G (Over 150, red). A green arrow points to the B category, with the text '38 B' next to it. A blue line labeled 'Net zero CO2' is positioned above the A+ category.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/5853-1729-5459-0220-3267?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	6.19
Primary energy use (kWh/m2 per year)	66

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9325-2667-9613-0959-9589\)](#).

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	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.

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

About this assessment

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	4 September 2025
Date of certificate	4 September 2025