

Energy performance certificate (EPC)

1 Kelvin Close Birchwood WARRINGTON WA3 7PB	Energy rating C	Valid until: 24 March 2032 Certificate number: 1540-5859-3154-6792-8948
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Property type	B1 Offices and Workshop businesses
Total floor area	1,298 square metres

Rules on letting this property

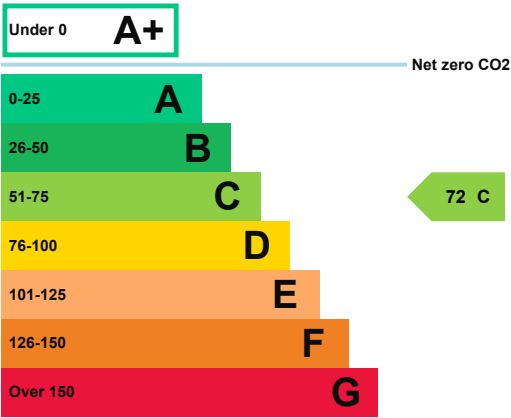
Properties can be let if they have an energy rating from A+ to E.

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	28 B
If typical of the existing stock	81 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	52.38
Primary energy use (kWh/m2 per year)	305

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5642-1020-7706-1297-9488\)](#).

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	Neil Austin - 01253 486 919
Telephone	01253486919
Email	neil.austin@ener-services.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/017379
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Ener Services & Surveys Ltd
Employer address	Airey House Shepherd Road Lytham St Annes FY8 3ST
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 March 2022
Date of certificate	25 March 2022
