

Energy performance certificate (EPC)

Lowri Beck Services Swan House, Swan Meadow Road WIGAN WN3 5BB	Energy rating E	Valid until: 14 February 2026
		Certificate number: 0920-2937-0306-3990-9060

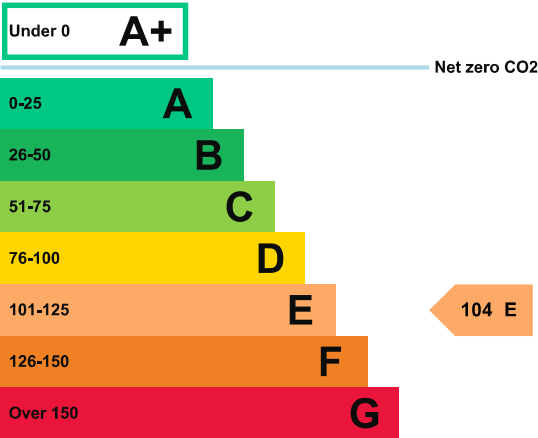
Property type	B1 Offices and Workshop businesses
Total floor area	632 square metres

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	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	70.55

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9236-4092-0360-0900-9791\)](#).

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	Richard O'Reilly
Telephone	07966 763 667
Email	ror@global-epc.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/015113
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Global Energy Consultancy
Employer address	Park Hall, Thurloe Street, Manchester, M14 5SG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 February 2016
Date of certificate	15 February 2016
