

# Energy performance certificate (EPC)

First Floor  
74a London Road  
Stockton Heath  
WARRINGTON  
WA4 6HR

Energy rating

**B**

Valid until:

29 January 2035

Certificate number:

2427-5856-1407-8482-9071

Property type

Offices and Workshop Businesses

Total floor area

151 square metres

## Rules on letting this property

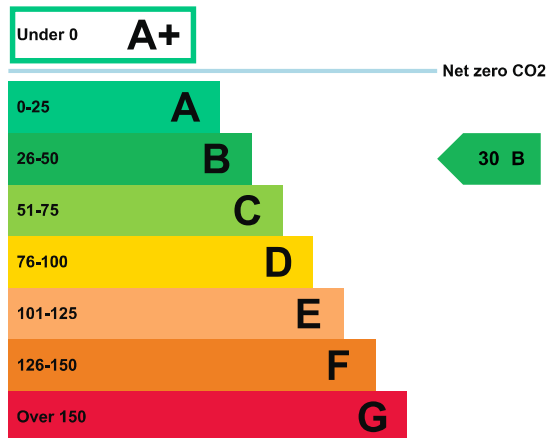
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

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

10 A

If typical of the existing stock

41 B

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	11.42
Primary energy use (kWh/m <sup>2</sup> per year)	120

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3366-5141-2295-7068-7475\)](#).

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## 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	Robert Farrar
Telephone	07800 828 080
Email	<a href="mailto:robjarrar@gmail.com">robjarrar@gmail.com</a>

### 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/010759
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Direct Energy Surveys
Employer address	1 Chretien Road, Northenden, Manchester M22 4ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 January 2025
Date of certificate	30 January 2025

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