

Energy performance certificate (EPC)

3 Birchwood Office Park Crab Lane Poulton-with-Fearnhead Warrington WA2 0XS	Energy rating B	Valid until: 13 November 2033 Certificate number: 1897-7231-1075-1544-9185
Property type	Offices and Workshop Businesses	
Total floor area	458 square metres	

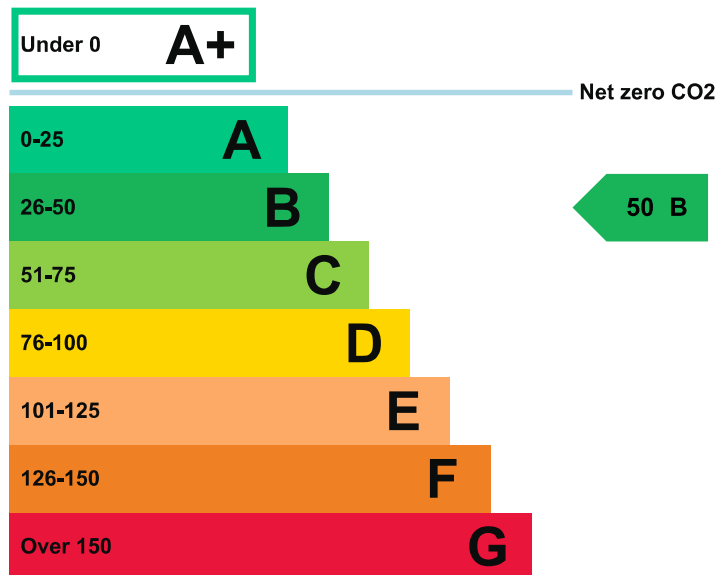
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current 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

17 A

If typical of the existing stock

68 C

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)	18.62
Primary energy use (kWh/m² per year)	126

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3044-6108-6800-4211-4180\)](#).

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	Gemma Cornwall
Telephone	01254490407
Email	gcornwall@viridium-bc.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/028136
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Viridium Building Consultancy
Employer address	13 Ribchester Road, Wilpshire, Blackburn BB1 9JH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 November 2023
Date of certificate	14 November 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[9455-0724-9478-3742-2165 \(/energy-certificate/9455-0724-9478-3742-2165\)](#)

Valid until

9 June 2032

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[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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