

Energy performance certificate (EPC)

Ground floor Engineering House Anchor Court Commercial Road DARWEN BB3 0DB	Energy rating B	Valid until: 15 October 2035
		Certificate number: 4601-9940-3323-1104-3517

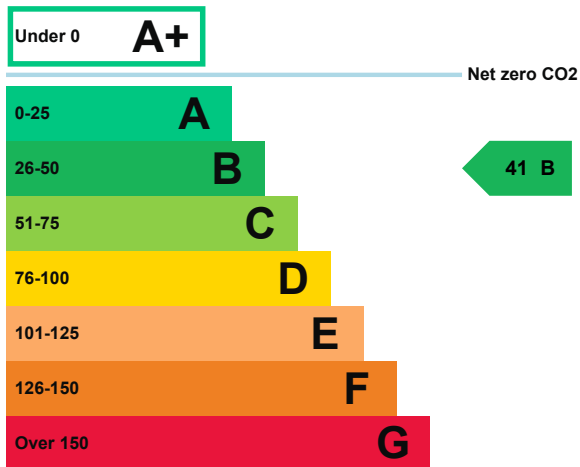
Property type	Retail/Financial and Professional Services
Total floor area	106 square metres

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	11 A
If typical of the existing stock	43 B

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)	14.89
Primary energy use (kWh/m2 per year)	162

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0257-0647-1345-7791-1646\)](#).

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	Guy Shorrock
Telephone	01254 774 943
Email	guy@aldrock.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/005287
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Aldrock Surveyors Limited
Employer address	Unit 5, Cunningham Court Lions Drive, Blackburn, BB1 2QS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 October 2025
Date of certificate	16 October 2025