

Energy performance certificate (EPC)

28 Railway Road
LEIGH
WN7 4AU

Energy rating

E

Valid until: **20 June 2034**

Certificate number: **0289-5420-9364-9142-1537**

Property type

Offices and Workshop Businesses

Total floor area

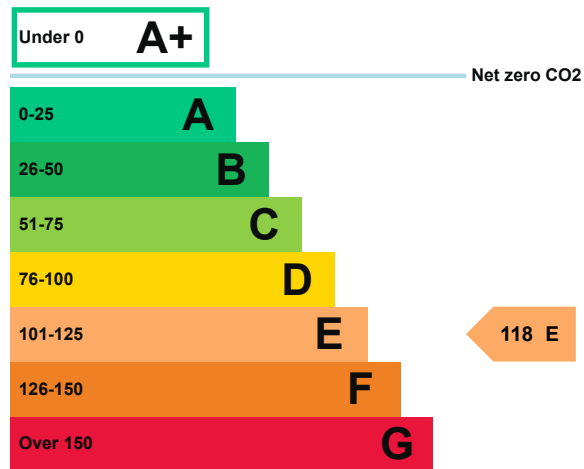
234 square metres

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

26 B

If typical of the existing stock

102 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	32.45
Primary energy use (kWh/m ² per year)	225

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8322-2373-4121-8139-4393\)](/energy-certificate/8322-2373-4121-8139-4393).

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	Mark Bates
Telephone	07714 096 953
Email	markbatesepc@gmail.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/001736
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Mark Bates
Employer address	512 Plodder Lane, Farnworth, Bolton, Lancashire, BL4 0LA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 June 2024
Date of certificate	21 June 2024