

Energy performance certificate (EPC)

70, Marine Road West
MORECAMBE
LA4 4ET

Energy rating

D

Valid until:

4 March 2030

Certificate number:

2755-3067-0202-0300-2601

Property type

B1 Offices and Workshop businesses

Total floor area

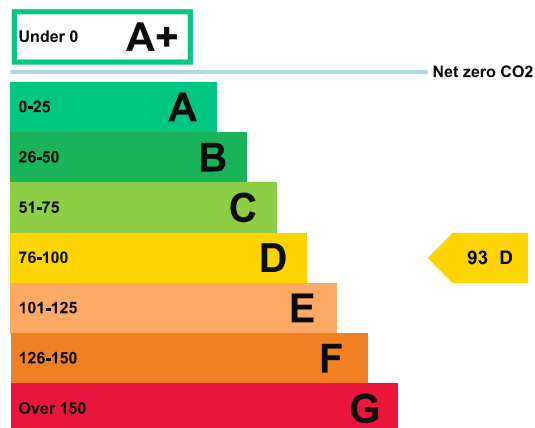
161 square metres

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 D.



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

28 B

If typical of the existing stock

81 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	72.65
Primary energy use (kWh/m ² per year)	430

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0270-0340-5222-5607-6002\)](/energy-certificate/0270-0340-5222-5607-6002).

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	Neil Austin - 01253 486 919
Telephone	01253486919
Email	neil.austin@ener-services.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/017379
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Ener Services & Surveys Ltd
Employer address	Airey House Shepherd Road Lytham St Annes FY8 3ST
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 March 2020
Date of certificate	5 March 2020
