

# Energy performance certificate (EPC)

Unit 21  
Cuba Industrial Estate  
Bolton Road North  
Edenfield  
BURY  
BL0 0NE

Energy rating

**C**

Valid until: **1 January 2032**

Certificate number: **5826-3887-9310-7592-9730**

Property type	B8 Storage or Distribution
Total floor area	479 square metres

## Rules on letting this property

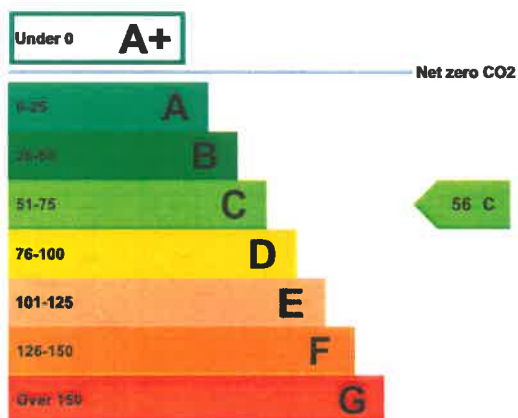
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is C.

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

76 D

## 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 <sub>2</sub> /m <sup>2</sup> per year)	31.99
Primary energy use (kWh/m <sup>2</sup> per year)	188

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3572-8132-7685-9959-1066\)](#).

## 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	Michael Yates
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### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003954
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	MY Energy Ltd
Employer address	188 Booth Road, Bacup, Lancashire, OL13 0TH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 December 2021
Date of certificate	2 January 2022

## Energy performance certificate (EPC) recommendation report

Unit 21  
Cuba Industrial Estate  
Bolton Road North  
Edenfield  
BURY  
BL0 0NE

Report number  
**3572-8132-7685-9959-1066**

Valid until  
**1 January 2032**

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### Energy rating and EPC

This property's current energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

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## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Add time control to heating system.	Low
Add optimum start/stop to the heating system.	Low
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Add local temperature control to the heating system.	Low

## Property and report details

Report issued on	2 January 2022
Total useful floor area	479 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

## Assessor's details

Assessor's name	Michael Yates
Employer's name	MY Energy Ltd
Employer's address	188 Booth Road, Bacup, Lancashire, OL13 0TH
Assessor ID	STRO003954
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd