Energy performance certificate (EPC)

4 St Johns Court Vicars Lane CHESTER CH1 1QE	Energy rating **C**	Valid until:	**14 February 2032**
		Certificate number:	**9610-3457-1193-9681-9146**

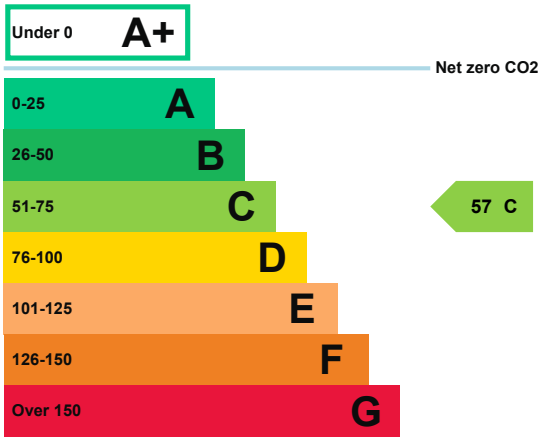
Property type	B1 Offices and Workshop businesses
Total floor area	261 square metres

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 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

29 B

If typical of the existing stock

86 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 (kgCO2/m2 per year)	35.73
Primary energy use (kWh/m2 per year)	209

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0304-9674-2636-6016-6772).

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	Stephen Allen
Telephone	07806 935 494
Email	steve.allen.nrg@outlook.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/007969
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	NRG Surveyors Ltd
Employer address	19 Clarence Avenue, Chester CH3 5JP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 February 2022
Date of certificate	15 February 2022