

# Energy performance certificate (EPC)

UNIT 3-4 CHARNLEY FOLD INDUSTRIAL  
ESTATE  
SCHOOL LANE  
BAMBER BRIDGE  
PRESTON  
PR5 6PS

Energy rating

**B**

Valid until:

**9 February 2036**

Certificate number:

**9357-4913-9341-0144-0702**

Property type

General Industrial and Special Industrial Groups

Total floor area

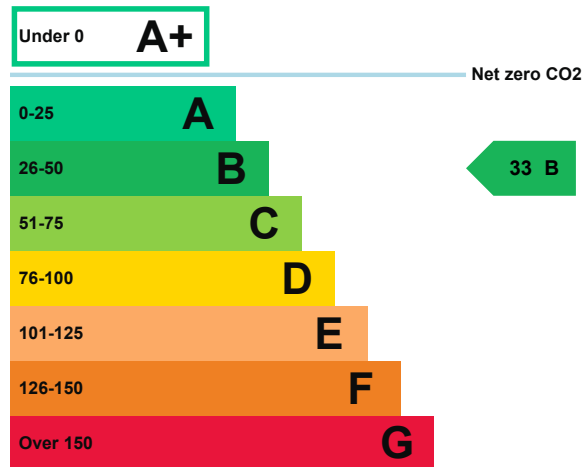
1,286 square metres

## 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                   | 14 A |
| If typical of the existing stock | 55 C |

## 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 (kgCO2/m2 per year) | 4.42                            |
| Primary energy use (kWh/m2 per year)       | 47                              |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3363-2600-0590-2313-2282\)](/energy-certificate/3363-2600-0590-2313-2282).

## 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 Vousden                                                |
| Telephone       | 07966143713                                                    |
| Email           | <a href="mailto:info@vousdenps.co.uk">info@vousdenps.co.uk</a> |

### 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/032569                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                   |
|------------------------|-------------------------------------------------------------------|
| Employer               | Vousden Property Services Ltd                                     |
| Employer address       | 7 Kingswood, Kidsgrove, Stoke On Trent, Staffordshire,<br>ST7 4UX |
| Assessor's declaration | The assessor is not related to the owner of the property.         |
| Date of assessment     | 15 January 2026                                                   |
| Date of certificate    | 10 February 2026                                                  |

---