# Energy performance certificate (EPC)

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| 7 Birch Court<br>Grosvenor Grange<br>WARRINGTON<br>WA1 4GD | Energy rating<br>**B** | Valid until: | **6 October 2036** |
| | | Certificate number: | **0887-9276-2667-7529-5264** |

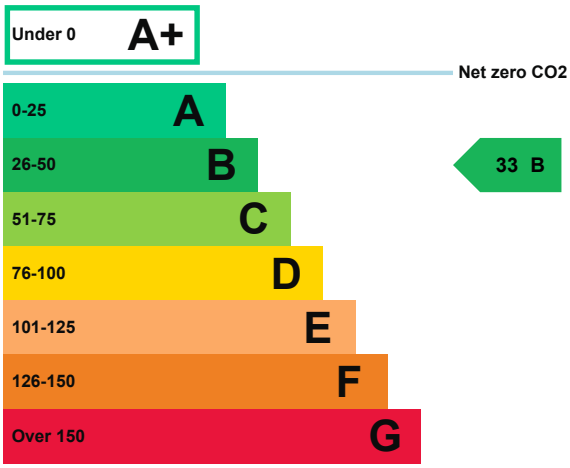
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|---|---|
| Property type | Offices and Workshop Businesses |
| Total floor area | 210 square metres |

## 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:

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| If newly built | 11 A |
| If typical of the existing stock | 43 B |

## Breakdown of this property's energy performance

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| Main heating fuel | Grid Supplied Electricity |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 3.83 |
| Primary energy use (kWh/m2 per year) | 41 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9015-2113-5109-5214-1513).

## 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.

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|---|---|
| Assessor's name | James McSorley |
| Telephone | 07812 345 153 |
| Email | jms@energy-rating.org |

### Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/016017 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Employer | Energy Rating Services Ltd |
| Employer address | 5 Becconsall lane Hesketh bank PR4 6RR |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 2 October 2026 |
| Date of certificate | 7 October 2026 |