

Energy performance certificate (EPC)

Unit 1 Kings Court Manor Farm Road RUNCORN WA7 1HR	Energy rating C	Valid until: 2 March 2036
		Certificate number: 8402-9550-5294-1826-9364

Property type

Offices and Workshop Businesses

Total floor area

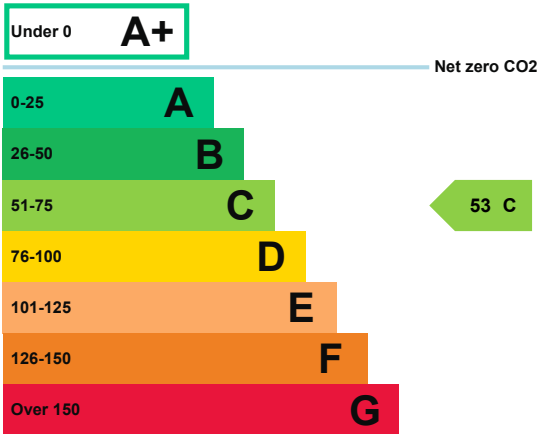
359 square metres

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

22 A

If typical of the existing stock

87 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	20.49
Primary energy use (kWh/m2 per year)	151

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2518-2613-8181-6363-6170\)](/energy-certificate/2518-2613-8181-6363-6170).

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	Keith Scott
Telephone	01302731062
Email	keith@3counties-epcs.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/006301
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	3 Counties Energy Assessments Ltd
Employer address	Hayfield Lane, Auckley, Doncaster DN9 3NP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 February 2026
Date of certificate	3 March 2026
