Energy performance certificate (EPC)

305 Bridgewater Place Birchwood Park WARRINGTON WA3 6XG	Energy rating **B**	Valid until: **21 November 2032** Certificate number: **5378-0063-3678-6239-1741**

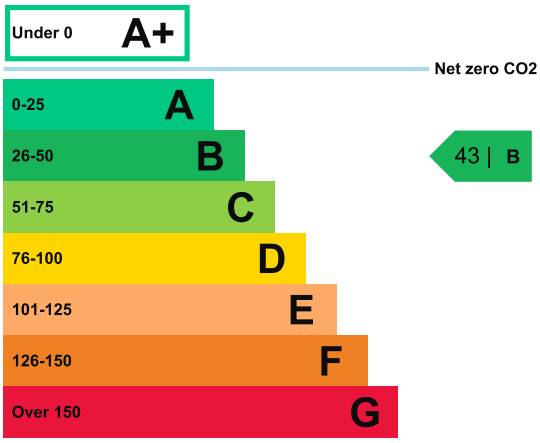
Property type	Offices and Workshop Businesses
Total floor area	4947 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 10 | A

If typical of the existing stock 41 | B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	10.7
Primary energy use (kWh/m2 per year)	117

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5166-1597-5385-3498-3076).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Jonathan Murton
Telephone	01524 548313
Email	jonny@murtonandco.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/009007
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Murton & Co Ltd
Employer address	12 Royal Oak Meadow Hornby Lancaster LA2 8LJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 November 2022
Date of certificate	22 November 2022