

Energy performance certificate (EPC)

Unit N2 Haydock Cross
Kilbuck Lane
Haydock
WA11 9WG

Energy rating

A

Valid until:

22 December 2035

Certificate number:

6748-6220-2796-7833-8974

Property type

General Industrial and Special Industrial Groups

Total floor area

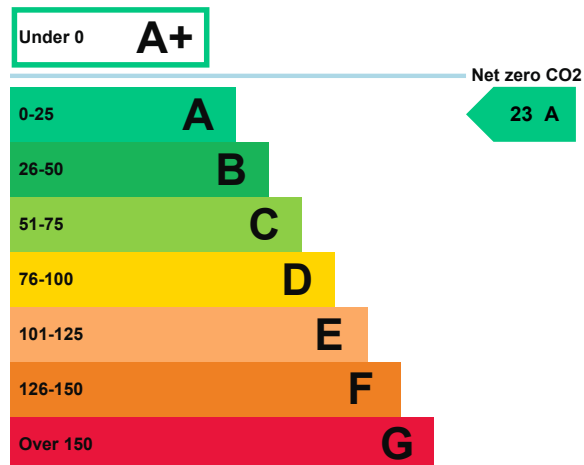
1,090 square metres

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 A.



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

7 A

If typical of the existing stock

28 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	3.05
Primary energy use (kWh/m ² per year)	33

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8578-0390-4360-8866-6837\)](/energy-certificate/8578-0390-4360-8866-6837).

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	info@vousdenps.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/032569
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vousden Property Services Ltd
Employer address	7 Kingswood, Kidsgrove, Stoke On Trent, Staffordshire, ST7 4UX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 November 2025
Date of certificate	23 December 2025
