

Energy performance certificate (EPC)

UNIT 2
THE IRON WORKS
DALE STREET
ACCRINGTON
BB5 0AP

Energy rating

D

Valid until: **22 May 2031**

Certificate number: **3921-7482-7839-4142-9505**

Property type **B8 Storage or Distribution**

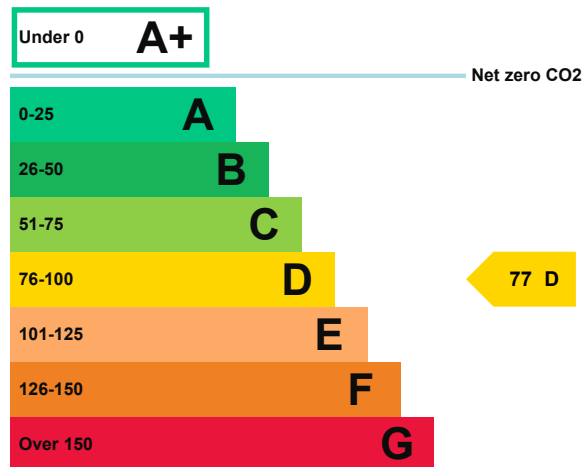
Total floor area **776 square metres**

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 D.



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

23 A

If typical of the existing stock

66 C

Breakdown of this property's energy performance

| | |
|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 76.87 |
| Primary energy use (kWh/m ² per year) | 446 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3238-5450-8044-9145-4349\)](/energy-certificate/3238-5450-8044-9145-4349).

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 | Michael Yates |
|-----------------|---------------|

Contacting the accreditation scheme

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

| | |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor's ID | STRO003954 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|---|
| Employer | MY Energy Ltd |
| Employer address | 188 Booth Road, Stacksteads, Bacup, OL13 0TH |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 12 May 2021 |
| Date of certificate | 23 May 2021 |