

Energy performance certificate (EPC)

Unit 7a Wilkinson Business Park Clywedog Road South Wrexham Industrial Estate WREXHAM LL13 9AE	Energy rating B	Valid until: 25 September 2035
		Certificate number: 5347-0323-5265-3030-3281

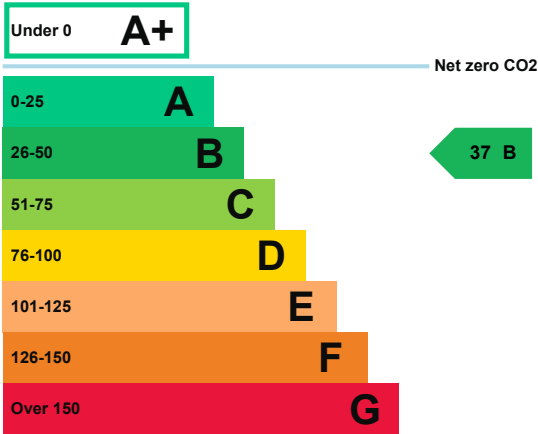
Property type	Offices and Workshop Businesses
Total floor area	283 square metres

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:

If newly built	18 A
If typical of the existing stock	82 D

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	11.5
Primary energy use (kWh/m2 per year)	124

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3633-6842-2679-1487-4069\)](/energy-certificate/3633-6842-2679-1487-4069).

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	Scott Lamont
Telephone	07811289023
Email	scott@c6consulting.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/032932
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	C6 Consulting Ltd
Employer address	7 Beaufort Court, Marlston cum Lache, Chester, CH4 9GN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 September 2025
Date of certificate	26 September 2025
