

Energy performance certificate (EPC)

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| Roscoe Court 4-6 Rodney Street Liverpool L1 2TZ | Energy rating | Valid until: 2 December 2035 |
| | E | Certificate number: 4358-9955-6270-9479-4682 |

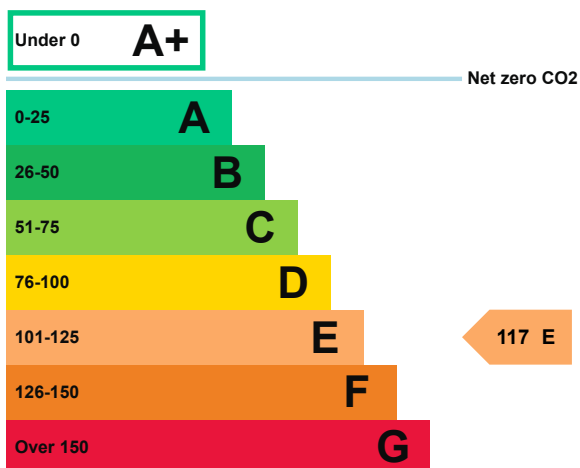
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| Property type | Offices and Workshop Businesses |
| Total floor area | 1,100 square metres |

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 E.



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

28 B

If typical of the existing stock

114 E

Breakdown of this property's energy performance

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|---|---------------------------------|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 32.45 |
| Primary energy use (kWh/m ² per year) | 196 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1653-1401-5280-2243-3866\)](/energy-certificate/1653-1401-5280-2243-3866).

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.

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|-----------------|--|
| Assessor's name | Benjamin Burnett |
| Telephone | 08444997574 |
| Email | info@greenzonesurveys.com |

Contacting the accreditation scheme

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

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| Accreditation scheme | Sterling Accreditation Ltd |
| Assessor's ID | STER003032 |
| Telephone | 0161 727 4303 |
| Email | info@sterlingaccreditation.com |

About this assessment

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|------------------------|--|
| Employer | Green Zone Surveys (UK) Ltd |
| Employer address | Second Floor, Cobalt Business Exchange, Cobalt Park Way, Newcastle Upon Tyne, NE28 9NZ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 26 November 2025 |
| Date of certificate | 3 December 2025 |