

# Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

56 CANYON ROAD, NETHERTON INDUSTRIAL ESTATE, WISHAW ML2 0EG

Date of assessment: 07 November 2025 Reference Number: 2102-3699-6453-0790-3605  
Date of certificate: 15 December 2025 Building type: Storage/Distribution  
Total conditioned area: 884.62m<sup>2</sup> Assessment Software: EPCgen, v6.1.e.0  
Primary energy indicator: 130 kWh/m<sup>2</sup>/yr Approved Organisation: Elmhurst Energy

## Building Energy Performance Rating

Excellent

**A+**

Net Zero Carbon or better

(0-15)

**A**

(16-30)

**B**

(31-45)

**C**

(46-60)

**D**

(61-80)

**E**

(81-100)

**F**

(100+)

**G**

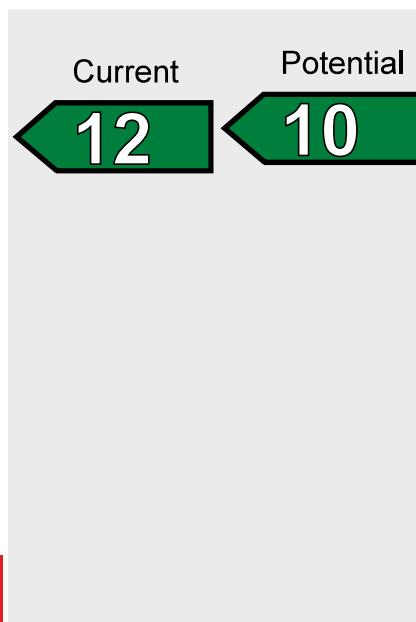
Very Poor

Approximate Energy Use:

85 kWh per m<sup>2</sup> per year

Approximate Carbon Dioxide Emissions:

12.27 kgCO<sub>2</sub> per m<sup>2</sup> per year



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

## Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

**04**

**A**

## Recommendations for the cost-effective improvement of energy performance

1. Consider installing further heating controls
2. Some windows have high U-values - consider installing secondary glazing.
3. Some solid walls are poorly insulated - introduce or improve internal wall insulation.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.