

Energy performance certificate (EPC)

Unit 3
Norden Court
Alan Ramsbottom Way
GREAT HARWOOD
BB6 7UR

Energy rating

B

Valid until: **23 February 2035**

Certificate number: **4750-0727-8261-1357-0688**

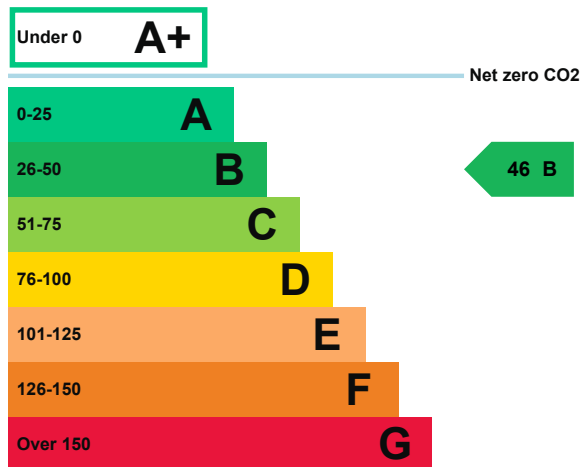
Property type	Storage or Distribution
Total floor area	143 square metres

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

26 B

If typical of the existing stock

105 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	18.82
Primary energy use (kWh/m ² per year)	200

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0422-6856-1879-6159-6488\)](/energy-certificate/0422-6856-1879-6159-6488).

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	Lionel Braceiner
Telephone	07813139837
Email	lionel@bandheco.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/019534
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	B & H Eco Ltd
Employer address	14 Limefield Road, Salford, Manchester, M7 4LZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 September 2024
Date of certificate	24 February 2025