

Energy performance certificate (EPC)

Unit C
Royle Pennine Trading Estate
Lynroyle Way
Rochdale
OL11 3EX

Energy rating

B

Valid until: **2 April 2033**

Certificate number: **9728-3944-4458-3734-0318**

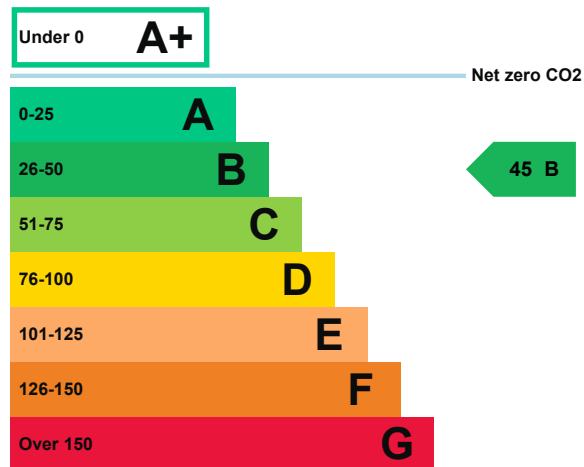
Property type	General Industrial and Special Industrial Groups
Total floor area	1,705 square metres

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

21 A

If typical of the existing stock

85 D

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)	4.93
Primary energy use (kWh/m ² per year)	31

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5859-2322-1558-7764-0443\)](/energy-certificate/5859-2322-1558-7764-0443).

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	Gemma Cornwall
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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	STRO037571
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Anderton Gables Ltd
Employer address	Thomas Carter House, 1-2 Cross Street, Preston PR1 3LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 March 2023
Date of certificate	3 April 2023