

Energy performance certificate (EPC)

Unit 8D Newlands Building Railway Road Leigh WN7 4AX	Energy rating	Valid until: 13 February 2034
	C	Certificate number: 3447-6660-9513-6253-4960

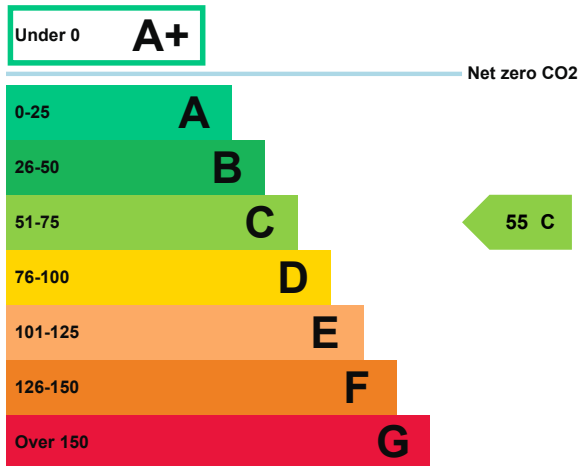
Property type	General Assembly and Leisure, Night Clubs, and Theatres
Total floor area	450 square metres

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 C.



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

14 A

If typical of the existing stock

56 C

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)	49.9
Primary energy use (kWh/m ² per year)	522

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3498-7720-6399-5436-7227\)](/energy-certificate/3498-7720-6399-5436-7227).

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	Elyas Patel
Telephone	07710444409
Email	e-p-c@hotmail.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/028137
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Asset Inspections
Employer address	07710 444409
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 February 2024
Date of certificate	14 February 2024