

Energy performance certificate (EPC)

18 Beecham Court WIGAN WN3 6PR	Energy rating B	Valid until: 22 February 2033
		Certificate number: 7659-5430-8977-1752-3782

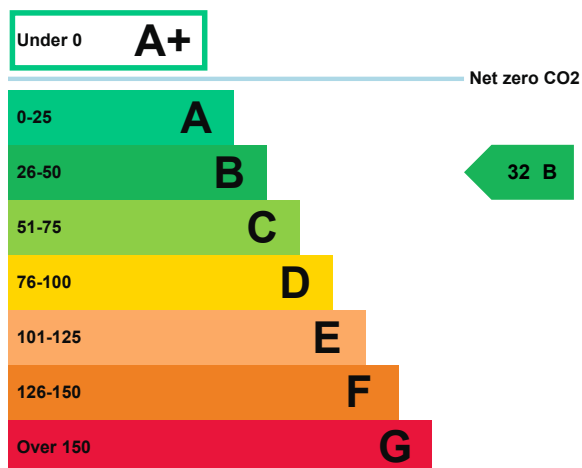
Property type	Offices and Workshop Businesses
Total floor area	1,028 square metres

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

12 A

If typical of the existing stock

49 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	9.59
Primary energy use (kWh/m ² per year)	105

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3816-7779-4239-5707-0092\)](/energy-certificate/3816-7779-4239-5707-0092).

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	Jannson Reilly
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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	STRO034061
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Home Assessments
Employer address	31 Aylesbury Crescen, Wigan, WN2 4TY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 February 2023
Date of certificate	23 February 2023