

Energy performance certificate (EPC)

Unit 3, Armstrong Point Swan Lane Hindley Green WIGAN WN2 4AU	Energy rating A	Valid until: 14 January 2036
		Certificate number: 7929-1503-0250-3460-1536

Property type General Industrial and Special Industrial Groups

Total floor area 284 square metres

Rules on letting this property

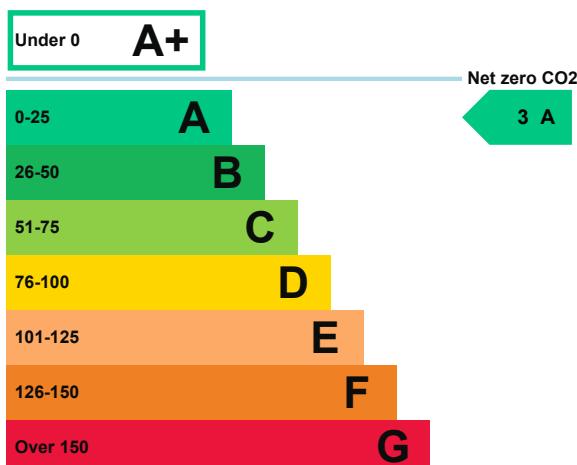
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

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

19 A

If typical of the existing stock

75 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m ² per year)	1.57
Primary energy use (kWh/m ² per year)	-58

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5388-9562-1858-4773-6404\)](#).

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	Cornelius Ward
Telephone	01204 498040
Email	con@cccenergy.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/016012
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	The Energy Team (NW) Limited t/a CCC Energy Limited
Employer address	Hamill House, 112-116 Bolton, BL1 5DH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 January 2026
Date of certificate	15 January 2026