

# Energy performance certificate (EPC)

Unit 8, Armstrong Point Swan Lane Hindley Green WIGAN WN2 4AU	Energy rating <b>A</b>	Valid until: <b>17 January 2036</b>
		Certificate number: <b>8359-3305-5917-5139-1839</b>

Property type General Industrial and Special Industrial Groups

Total floor area 261 square metres

## Rules on letting this property

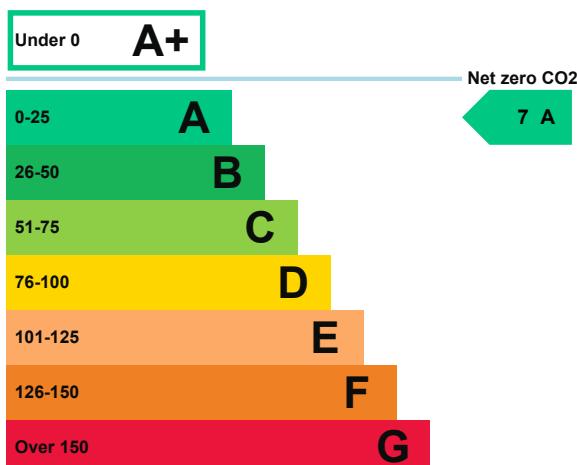
Properties can be let if they have an energy rating from A+ to E.

## 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

**21 A**

If typical of the existing stock

**86 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m <sup>2</sup> per year)	2.5
Primary energy use (kWh/m <sup>2</sup> per year)	-12

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5718-3185-2233-7028-3501\)](#).

## 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	<a href="mailto:con@cccenergy.co.uk">con@cccenergy.co.uk</a>

### 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	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## 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 a relative of the property owner.
Date of assessment	14 January 2026
Date of certificate	18 January 2026