

Energy performance certificate (EPC)

Unit 25 Cinnamon Brow Makerfield way WIGAN WN2 2PR	Energy rating	Valid until: 28 July 2034
	C	Certificate number: 4820-2838-7981-6976-5327

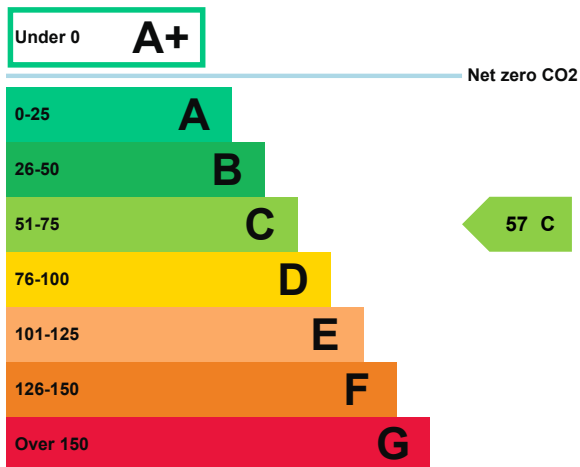
Property type	Offices and Workshop Businesses
Total floor area	200 square metres

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

20 A

If typical of the existing stock

80 D

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	4.37
Primary energy use (kWh/m ² per year)	48

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6673-8352-4260-6479-7292\)](/energy-certificate/6673-8352-4260-6479-7292).

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	Ben Brownley
Telephone	07977494783
Email	ianbrownley@gmail.com

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/022480
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Assessors Ltd
Employer address	Ravenswood House Chambres road Southport PR8 6JQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 July 2024
Date of certificate	29 July 2024