

Energy performance certificate (EPC)

Unit 3 Kilshaw Street Pemberton WIGAN WN5 8EA	Energy rating D	Valid until: 1 May 2029
		Certificate number: 0910-0231-9429-3905-1002

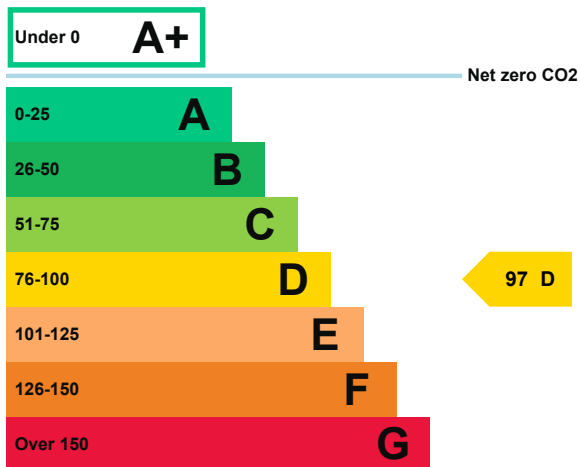
Property type	B1 Offices and Workshop businesses
Total floor area	306 square metres

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 D.



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

25 A

If typical of the existing stock

72 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	56.28
Primary energy use (kWh/m ² per year)	324

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0193-0259-2940-9400-1103\)](#).

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	Ian Jones
Telephone	07894 707713
Email	ianjonesnws@outlook.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/021170
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Go Property Reports Ltd
Employer address	Peel House Peel Road Skelmersdale WN8 9PT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 May 2019
Date of certificate	2 May 2019