

Energy performance certificate (EPC)

Unit 33 Makerfield Way Ince WIGAN WN2 2PR	Energy rating <h1>B</h1>	Valid until: 6 December 2032 <hr/> Certificate number: 6425-6918-0594-3145-6927
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Property type Storage or Distribution

Total floor area 222 square metres

Rules on letting this property

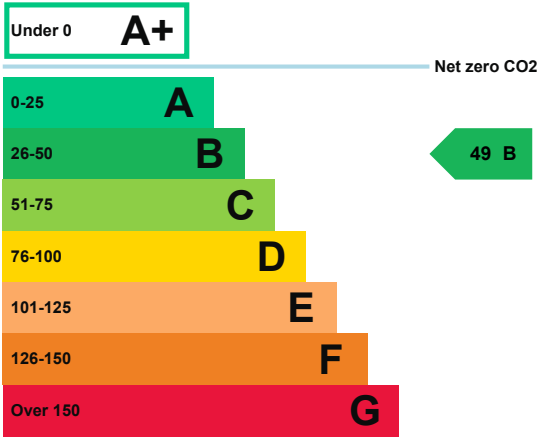
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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



24 A

If typical of the existing stock



97 D

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

21.53

Primary energy use (kWh/m² per year)

142

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7291-3173-4112-9533-4027\)](#).

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	Stephen Edwards
Telephone	07899 653 746
Email	enquiries@edwardsenergydirect.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/018407
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Edwards Energy Direct Ltd
Employer address	1 Selby Place, Berrington House, Skelmersdale, WN8 8EF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 December 2022
Date of certificate	7 December 2022
