

Energy performance certificate (EPC)

New Look Heron House, 67/69 Bradshawgate LEIGH WN7 4NB	Energy rating	Valid until: 17 January 2033
	B	Certificate number: 3182-8831-6167-3739-5626

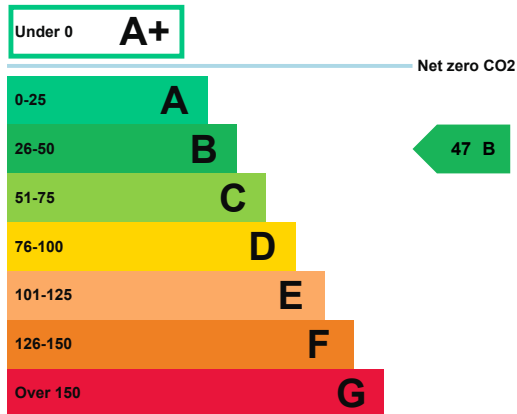
Property type	Retail/Financial and Professional Services
Total floor area	219 square metres

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 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

8 A

If typical of the existing stock

34 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	12.86
Primary energy use (kWh/m ² per year)	138

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9724-2502-9108-3320-8870\)](/energy-certificate/9724-2502-9108-3320-8870).

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	Matt Fay
-----------------	----------

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO030208
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	MPF Energy Solutions Ltd
Employer address	19 Greenside Chase, Bury, BL9 9GR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 January 2023
Date of certificate	18 January 2023