

Energy performance certificate (EPC)

Unit 3 Vermont Court Bradley Lane Standish Wigan WN6 0FJ	Energy rating	Valid until: 20 August 2033
	C	Certificate number: 2263-3343-9049-9856-7770

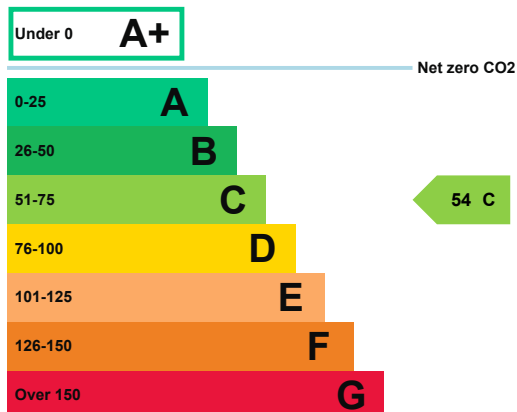
Property type	B8 Storage or Distribution
Total floor area	144 square metres

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	38 B
If typical of the existing stock	112 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	55.39
Primary energy use (kWh/m ² per year)	328

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0086-7506-2225-2955-0471\)](/energy-certificate/0086-7506-2225-2955-0471).

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	Gemma Scott
Telephone	0161 827 1760
Email	gscott@futureserv.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	CIBSE Certification Limited
Assessor's ID	LCEA101792
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Futureserv Ltd
Employer address	10 Oxford Court, Bishopsgate, Manchester, M2 3WQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 April 2023
Date of certificate	21 August 2023