

# Energy performance certificate (EPC)

33-34 Winckley Square  
PRESTON  
PR1 3JJ

Energy rating

**B**

Valid until: **15 May 2034**

Certificate number: **5436-9374-5894-8944-0451**

Property type: **Offices and Workshop Businesses**

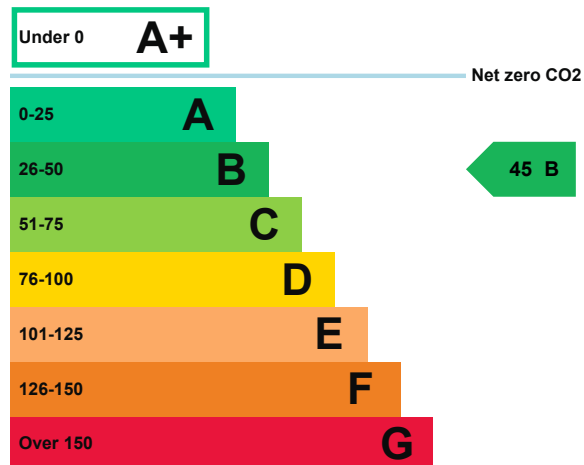
Total floor area: **3,053 square metres**

## 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

**11 A**

If typical of the existing stock

**44 B**

## 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 <sub>2</sub> /m <sup>2</sup> per year)	11.84
Primary energy use (kWh/m <sup>2</sup> per year)	84

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7722-1609-5120-9580-6508\)](/energy-certificate/7722-1609-5120-9580-6508).

## 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 Cohen
Telephone	03300 881141
Email	<a href="mailto:info@epcnational.co.uk">info@epcnational.co.uk</a>

### 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/028093
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EPC NATIONAL LIMITED
Employer address	Unit 2c Birch Mill Heywood Old Road Manchester OL10 2QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 May 2024
Date of certificate	16 May 2024