

Energy performance certificate (EPC)

Farmers Guardian
Unit 4 Fulwood Park, Caxton Road
Fulwood
Preston
PR2 9NZ

Energy rating

B

Valid until: **18 February 2033**

Certificate number: **0476-7460-1353-4646-8839**

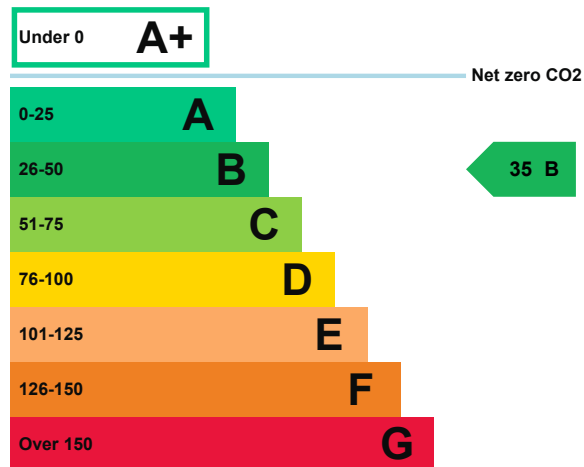
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|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 999 square metres |

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

10 A

If typical of the existing stock

40 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) | 12.24 |
| Primary energy use (kWh/m ² per year) | 131 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4819-1363-8630-3622-3960\)](/energy-certificate/4819-1363-8630-3622-3960).

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 | John Maddock |
| Telephone | 01772696745 |
| Email | john@e-missionltd.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 | Stroma Certification Ltd |
| Assessor's ID | STRO001673 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

About this assessment

| | |
|------------------------|---|
| Employer | E-mission GB Ltd |
| Employer address | 22 The Ferns Walton Park Preston PR5 5QT |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 7 February 2023 |
| Date of certificate | 19 February 2023 |