

Energy performance certificate (EPC)

5 Beecham Court WIGAN WN3 6PR	Energy rating	Valid until: 27 April 2036
	B	Certificate number: 6683-8445-2517-5699-9116

Property type	Offices and Workshop Businesses
Total floor area	185 square metres

Rules on letting this property

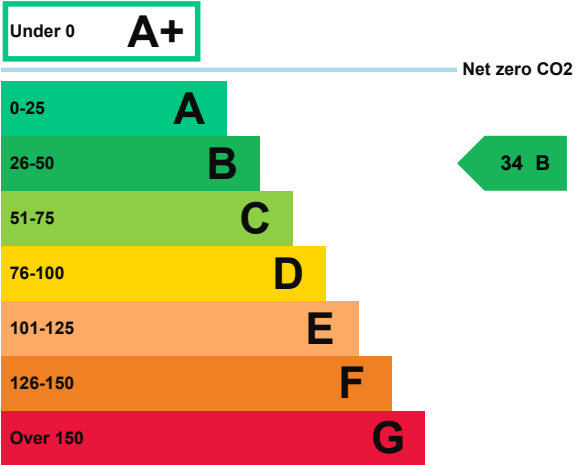
Properties can be let if they have an energy rating from A+ to E.

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	12 A
If typical of the existing stock	47 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)	10.17
Primary energy use (kWh/m ² per year)	109

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8899-2657-3075-2154-2900\)](/energy-certificate/8899-2657-3075-2154-2900).

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	Kenneth Frith
Telephone	01925 212967
Email	info@clearenergyreports.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/008389
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	CLEAR ENERGY REPORTS
Employer address	18 WARREN DRIVE, APPLETON, WARRINGTON, WA4 5BN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 April 2026
Date of certificate	28 April 2026