Energy performance certificate (EPC)

Unit 8 Bryn Parade Bryn Road Wigan WN4 0AA	Energy rating **C**	Valid until:	**2 November 2036**
		Certificate number:	**4944-8762-2645-5791-9396**

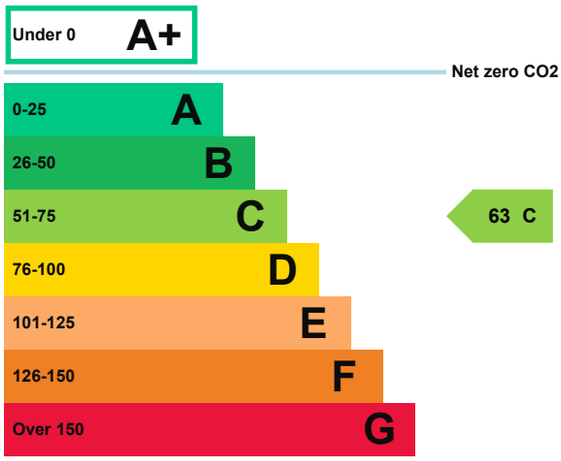
Property type	Offices and Workshop Businesses
Total floor area	67 square metres

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	12 A
If typical of the existing stock	46 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	21.5
Primary energy use (kWh/m2 per year)	226

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9058-2917-4988-5595-6500).

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	Daniel Butterworth
Telephone	07532386642
Email	dan.b@lens-media.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/031802
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	LENS
Employer address	4 Bridgewater Street, Lymm, WA13 0AB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 November 2026
Date of certificate	3 November 2026