

Energy performance certificate (EPC)

UNIT 8A, 8B & 8C WITH UNIT 7 & 9 BACK SALFORD Newlands Building Railway Road LEIGH WN7 4AX	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 8 August 2029 <hr/> Certificate number: 0730-2975-0331-4941-8014
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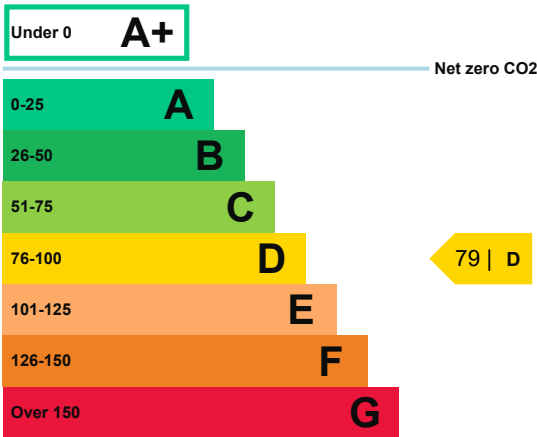
Property type	B1 Offices and Workshop businesses
Total floor area	426 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	22 A
If typical of the existing stock	66 C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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)	74.04
Primary energy use (kWh/m ² per year)	438

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9241-4043-0713-0801-9575\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Martyn Keeton
Telephone	0844 8000418
Email	martyn.keeton@epcpartnership.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019642
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Clarius Eco
Employer address	1 Parkways Ct Oulton Leeds LS26 8TR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 July 2019
Date of certificate	9 August 2019
