

# Energy performance certificate (EPC)

Unit 28  
St. Michaels Industrial Estate  
WIDNES  
WA8 8TL

Energy rating

C

Valid until: 6 July 2036

Certificate number: 2664-2857-4402-6406-3774

Property type Offices and Workshop Businesses

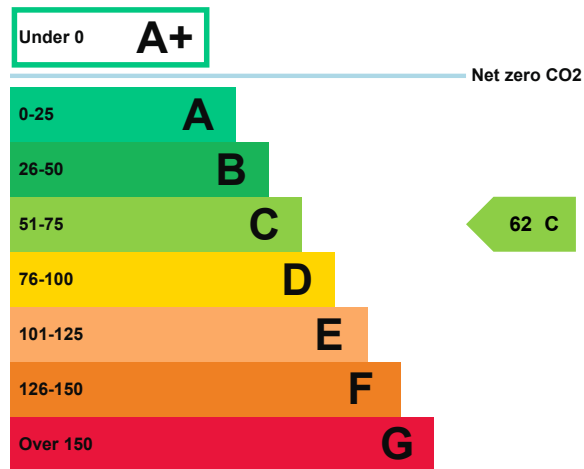
Total floor area 45 square metres

## 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

15 A

If typical of the existing stock

62 C

## 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 <sub>2</sub> /m <sup>2</sup> per year) | 6.94                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 74                              |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1648-5249-8194-5905-9408\)](#).

## 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 | James McSorley                                                   |
| Telephone       | 07812 345 153                                                    |
| Email           | <a href="mailto:jms@energy-rating.org">jms@energy-rating.org</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/016017                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | Energy Rating Services Ltd                                |
| Employer address       | 5 Beconsall lane Hesketh bank PR4 6RR                     |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 24 June 2026                                              |
| Date of certificate    | 7 July 2026                                               |