

Energy performance certificate (EPC)

Unit 3A
Lake Road Estate
Lake Road
Coniston
LA21 8EW

Energy rating

D

Valid until: **29 August 2031**

Certificate number: **3932-3561-1114-3396-0309**

| | |
|------------------|------------------------------------|
| Property type | B1 Offices and Workshop businesses |
| Total floor area | 104 square metres |

Rules on letting this property

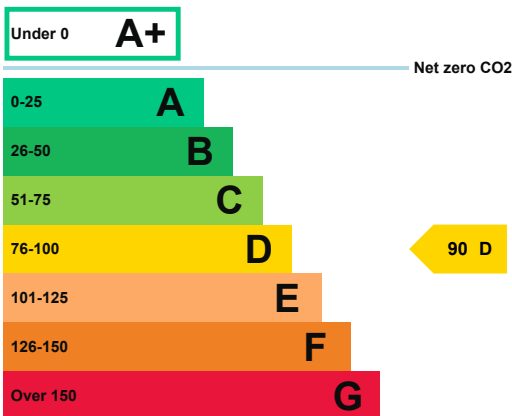
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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

25 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

| Main heating fuel | Other |
|---|---------------|
| Building environment | Unconditioned |
| Assessment level | 3 |
| Building emission rate (kgCO ₂ /m ² per year) | 14.25 |
| Primary energy use (kWh/m ² per year) | 84 |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4321-6591-0123-4455-7436\)](/energy-certificate/4321-6591-0123-4455-7436).

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 | Ian Jones |
| Telephone | 07894 707713 |
| Email | ianjonesnws@outlook.com |

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/021170 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|---|
| Employer | Merseyhip Ltd |
| Employer address | Berrington House Selbu Place Skelmersdale WN8 8EF |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 28 August 2021 |
| Date of certificate | 30 August 2021 |
