

# Energy performance certificate (EPC)

Albion Works  
Albion Street  
BURY  
BL8 2AD

Energy rating

C

Valid until: 27 June 2032

Certificate number: 1747-6257-8147-7615-6386

Property type

General Industrial and Special Industrial Groups

Total floor area

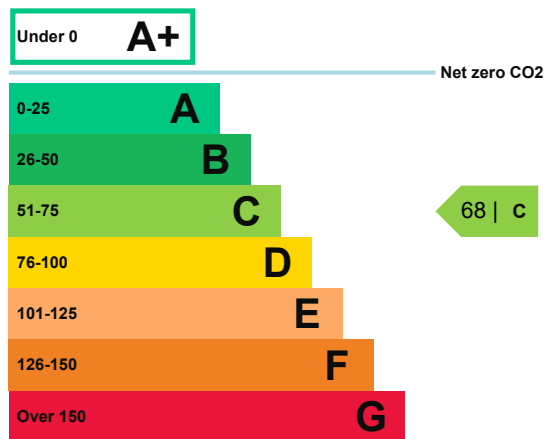
316 square metres

## 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 C.



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

25 | A

If typical of the existing stock

98 | D

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 <sub>2</sub> /m <sup>2</sup> per year)	9.48
Primary energy use (kWh/m <sup>2</sup> per year)	102

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8877-5529-0492-0403-3741\)](#).

## 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	Benjamin Cohen
Telephone	03300 881141
Email	<a href="mailto:ben@epcnational.co.uk">ben@epcnational.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO033511
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	EPC National Ltd
Employer address	Birch Mill - Unit 2C - Heywood - Heywood Old Road - OL102QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 June 2022
Date of certificate	28 June 2022

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