

# Energy performance certificate (EPC)

FIRST FLOOR  
Pier House  
Wallgate  
WIGAN  
WN3 4AL

Energy rating

**B**

Valid until:

18 May 2024

Certificate  
number:

0743-0434-8479-7495-  
1002

Property type	B1 Offices and Workshop businesses
Total floor area	339 square metres

## Rules on letting this property

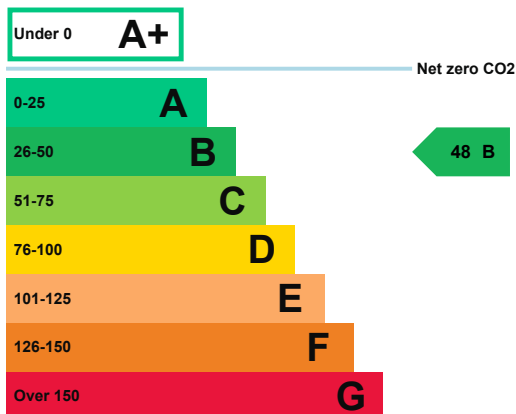
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

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

26 B

If typical of the existing stock

70 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	22.86

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0197-9458-7440-7400-4433\)](/energy-certificate/0197-9458-7440-7400-4433).

## 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	Oliver Craven
Telephone	07460440660
Email	<a href="mailto:craven@cpaa.co">craven@cpaa.co</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/012159
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Easy EPC
Employer address	12 Albion Street Brighton East Sussex BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 May 2014
Date of certificate	19 May 2014