

# Energy performance certificate (EPC)

FIRST FLOOR OFFICES Marshall House Ring Way PRESTON PR1 2QD	Energy rating <b>D</b>	Valid until: <b>30 January 2028</b>
		Certificate number: <b>0090-9968-0338-9152-9120</b>

## Property type

B1 Offices and Workshop businesses

## Total floor area

253 square metres

## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's current energy rating is D.

Under 0

**A+**

Net zero CO2

0-25

**A**

26-50

**B**

51-75

**C**

76-100

**D**

78 D

101-125

**E**

126-150

**F**

Over 150

**G**

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

27 B

#### If typical of the existing stock

78 D

### Breakdown of this property's energy performance

#### Main heating fuel

Natural Gas

#### Building environment

Heating and Natural Ventilation

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**Assessment level**

3

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**Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)**

50.82

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**Primary energy use (kWh/m<sup>2</sup> per year)**

296

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▶ [About primary energy use](#)

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9992-4059-0683-1902-1801\)](/energy-certificate/9992-4059-0683-1902-1801).

**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**

Keith Scott

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**Telephone**

01302 731062

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**Email**

[keith@3counties-epcs.co.uk](mailto:keith@3counties-epcs.co.uk)

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**Contacting the accreditation scheme**

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

**Accreditation scheme**

Stroma Certification Ltd

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**Assessor's ID**

STRO001462

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**Telephone**

0330 124 9660

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## Email

[certification@stroma.com](mailto:certification@stroma.com)

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## About this assessment

### Employer

3 Counties Energy Assessments Lts

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### Employer address

Hill HC, Hayfield Lane, Auckley

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### Assessor's declaration

The assessor is not related to the owner of the property.

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### Date of assessment

9 January 2018

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### Date of certificate

31 January 2018

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### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

