

# Energy performance certificate (EPC)

2ND FLOOR 76-78 Lord Street LIVERPOOL L2 1TL	Energy rating <div>C</div>	Valid until: 22 February 2033
		Certificate number: 6210-8118-8707-5102-8835

**Property type**  
Offices and Workshop Businesses

**Total floor area**  
296 square metres

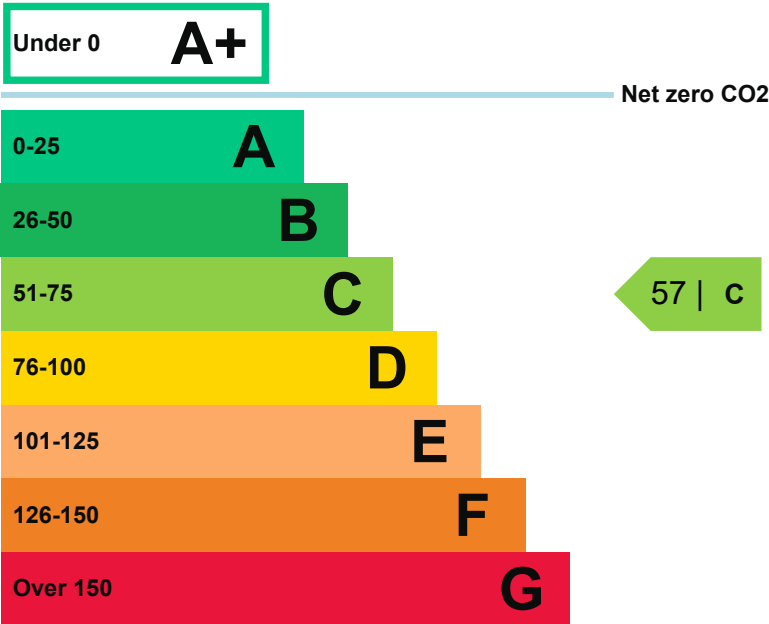
**Rules on letting this property**

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 efficiency rating for this property**

This property’s current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

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



If typical of the existing stock



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 (kgCO2/m2 per year)

19.43

Primary energy use (kWh/m2 per year)

205

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8744-3336-8543-8982-8953\)](#).

## 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

Alexander Smith

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### Telephone

02476 233144

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### Email

[\[email protected\]](#) (/cdn-cgi/l/email-protection#71181f171e3106141f021d14081d10060b5f121e1c)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/018265

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### Telephone

01455 883 250

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### Email

[\[email protected\]](#) (/cdn-cgi/l/email-protection#77121906021e051e120437121b1a1f0205040312191205100e59141859021c)

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## Assessment details

### Employer

Wensley & Lawz Ltd

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### Employer address

National Westminster Building 116-118 Walsgrave Road Coventry CV2 4ED

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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**

23 November 2022

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**Date of certificate**

23 February 2023

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