

# John Brown & Co

07857 880619  
[www.brownpropertyconsultancy.co.uk](http://www.brownpropertyconsultancy.co.uk)



- Ground and first floor medical consulting rooms
- Available on an hourly, sessional or daily basis
- Prestigious address
- Free Wi-Fi provision
- Staffed reception and seating for patients (Chaperone on request)
- Clinics times to suit
- Highly experienced on site medico-legal secretarial company
- Fully equipped for medical consultations, examinations and aesthetic treatments
- Excellently located close to bus, rail and transport links and Liverpool City Centre



## Energy Performance Certificate Non-Domestic Building



47 Rodney Street  
LIVERPOOL  
L1 9EW

Certificate Reference Number:  
0179-3052-0110-0590-2725

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

95

This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 380  
Building complexity (NOS level): 3

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**40** If newly built  
**75** If typical of the existing stock

**For viewing and more information  
please contact John Brown:  
0151 709 7725 or 07857 880619  
[john@brownpropertyconsultancy.co.uk](mailto:john@brownpropertyconsultancy.co.uk)**

**SUBJECT TO CONTRACT**

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