

Energy performance certificate (EPC)

Unit 3 Edward Court ALTRINCHAM WA14 5GL	Energy rating	Valid until: 11 July 2034
	A	Certificate number: 7130-8489-3739-5440-0178

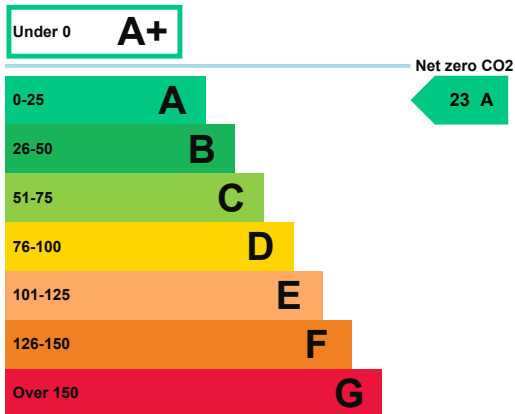
Property type	Offices and Workshop Businesses
Total floor area	1,148 square metres

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 A.



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	10 A
If typical of the existing stock	40 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	7.86
Primary energy use (kWh/m ² per year)	85

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2169-6340-6881-9421-7593\)](/energy-certificate/2169-6340-6881-9421-7593).

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	Michael Burrows
Telephone	01212122263
Email	info@fhpeess.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000215
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	FHP Engineering Services
Employer address	7th Floor Cornerblock 2 Cornwall Street Birmingham B3 2DX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 July 2024
Date of certificate	12 July 2024