

## Energy performance certificate (EPC)

Fourth Floor  
55 King Street  
MANCHESTER  
M2 4LQ

Energy rating

**A**

Valid until:

**26 January 2035**

Certificate number:

**3355-7710-8958-3513-9646**

Property type

Offices and Workshop Businesses

Total floor area

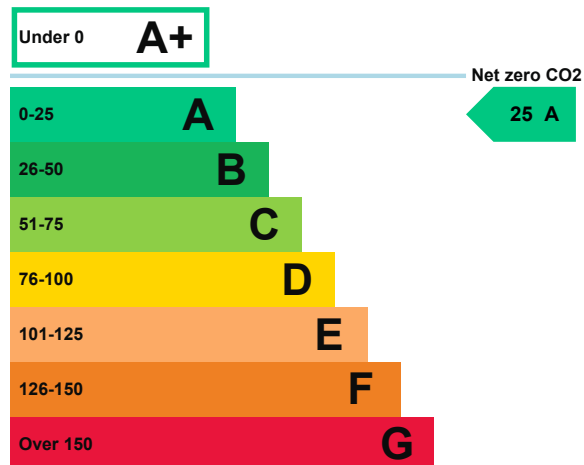
1,078 square metres

### 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	4
Building emission rate (kgCO2/m2 per year)	6.07
Primary energy use (kWh/m2 per year)	66

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2760-9667-4077-6749-3154\)](/energy-certificate/2760-9667-4077-6749-3154).

## 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	James Spinks
Telephone	07788254087
Email	<a href="mailto:info@fhpgroup.com">info@fhpgroup.com</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/012277
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	FHP Group
Employer address	2nd Floor Landmark Office 235 2 Snow Hill
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 January 2025
Date of certificate	27 January 2025