

# Energy performance certificate (EPC)

Unit C  
Ross Avenue  
MANCHESTER  
M19 2HW

Energy rating

**C**

Valid until:

**18 December 2033**

Certificate  
number:

**6628-1297-5108-9405-  
3723**

Property type

Offices and Workshop Businesses

Total floor area

316 square metres

## Rules on letting this property

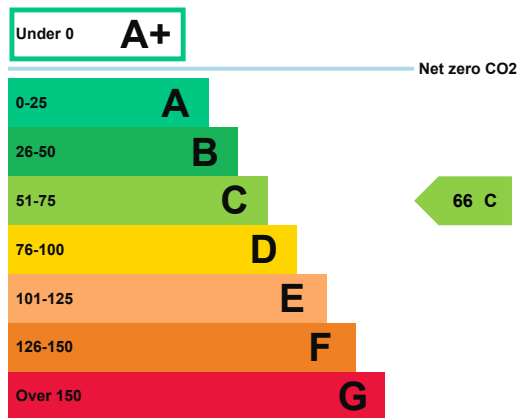
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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

41 B

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	6.95
Primary energy use (kWh/m <sup>2</sup> per year)	64

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4370-5835-0115-3161-1328\)](/energy-certificate/4370-5835-0115-3161-1328).

## 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	Richard O'Reilly
Telephone	07966 763 667
Email	<a href="mailto:ror@global-epc.com">ror@global-epc.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/015113
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Global Energy Consultancy (UK) Ltd
Employer address	Park Hall, Thurloe Street, Manchester, M14 5SG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	15 December 2023
Date of certificate	19 December 2023