

Energy performance certificate (EPC)

Material World
422-424 Buxton Road
STOCKPORT
SK2 7JQ

Energy rating

D

Valid until:

20 November 2026

Certificate number:

9406-3079-0163-0790-0591

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

128 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 current energy rating is D.

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of eight colored bars, each representing a rating from A+ to G. The bars are arranged in a descending staircase pattern from left to right. A yellow arrow points to the 'D' rating bar, which has a score of 96. A horizontal line labeled 'Net zero CO2' is positioned above the 'A+' rating bar.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/9406-3079-0163-0790-0591?print=true>

1/3

How this property compares to others

Properties similar to this one could have ratings:

If newly built	26 B
If typical of the existing stock	77 D

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)	136.04

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0040-0746-0139-6799-5092\)](#).

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	Martin Wroe
-----------------	-------------

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO005871
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Information not provided by the user
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 November 2016
Date of certificate	21 November 2016