

# Energy performance certificate (EPC)

Unit C 435 Barlow Moor Road MANCHESTER M21 8AU	Energy rating <b>B</b>	Valid until: <b>12 January 2027</b>
		Certificate number: <b>9987-3079-0262-0590-7721</b>

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	106 square metres

## Rules on letting this property

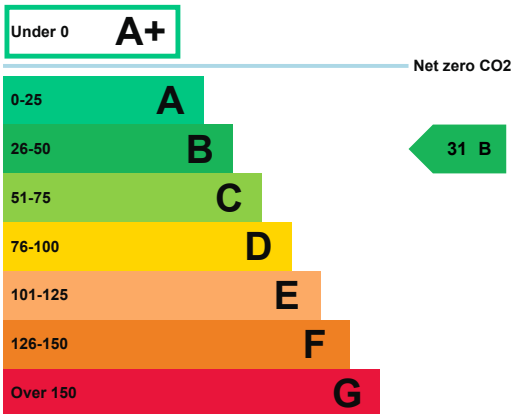
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

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	<b>22 A</b>
If typical of the existing stock	<b>64 C</b>

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Mechanical Ventilation
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	55.19

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0790-0546-8229-7729-7092\)](#).

## 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	N Duggan
Telephone	01612093259
Email	<a href="mailto:nev@7consulting.co.uk">nev@7consulting.co.uk</a>

### 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	STRO022693
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	7 Consulting Ltd
Employer address	Peter House, Manchester
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 November 2016
Date of certificate	13 January 2017