

# Energy performance certificate (EPC)

Base  
Manchester Science Park  
Manchester  
M15 6LR

Energy rating

A

Valid until: 31 August 2033

Certificate number: 2047-8381-7729-2794-1978

Property type Offices and Workshop Businesses

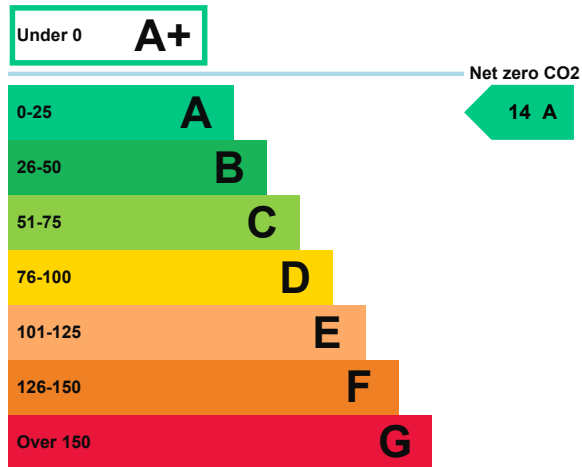
Total floor area 11,613 square metres

## 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

19 A

If typical of the existing stock

75 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	3.41
Primary energy use (kWh/m <sup>2</sup> per year)	36

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7435-1329-4981-6130-1052\)](/energy-certificate/7435-1329-4981-6130-1052).

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## 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	Benjamin Byrom
Telephone	0151 222 3440
Email	<a href="mailto:ben@byrom.me">ben@byrom.me</a>

### Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA167024
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Hurstwood Environmental Consulting
Employer address	23 Goodlass Road, Speke, Liverpool L24 9HJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 September 2023
Date of certificate	1 September 2023

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