

Energy performance certificate (EPC)

Fourways House
57 Hilton Street
MANCHESTER
M1 2EJ

Energy rating

B

Valid until: **10 June 2033**

Certificate number: **5985-9553-6540-9800-0731**

Property type

Offices and Workshop Businesses

Total floor area

7,562 square metres

Rules on letting this property

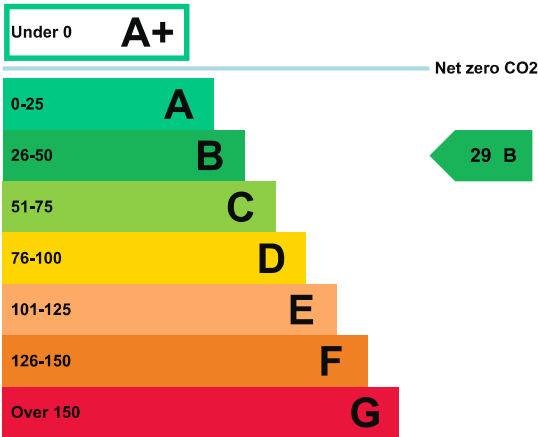
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is B.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

17 A

If typical of the existing stock

70 C

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	14.11
Primary energy use (kWh/m2 per year)	153

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2784-4447-8139-3381-2013\)](#).

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	Mark Surry
Telephone	01375850520
Email	marksurry@futureenergyconsulting.co.uk

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/019415
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Marketaylor Ltd
Employer address	37 Market Street, Hollingworth, Hyde, Manchester, SK14 8NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 April 2023
Date of certificate	11 June 2023
