

Energy performance certificate (EPC)

1 New Quay Street MANCHESTER M3 4BN	Energy rating A	Valid until: 20 February 2032 Certificate number: 8777-5702-3015-3905-6317
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Property type	B1 Offices and Workshop businesses
Total floor area	2,555 square metres

Rules on letting this property

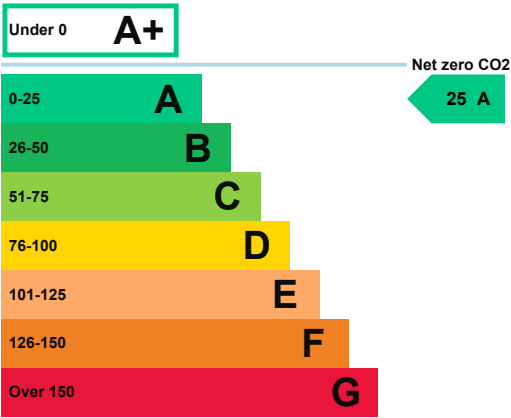
Properties can be let if they have an energy rating from A+ to E.

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	36 B
If typical of the existing stock	106 E

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	4.57
Primary energy use (kWh/m2 per year)	35

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3970-4685-6774-4810-0762\)](#).

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	Paul Bacon
Telephone	01908 261461
Email	paul@edsl.net

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	LCEA005469
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	E.D.S.L
Employer address	13-14 Cofferridge Close, Stony Stratford, Milton Keynes, MK11 1BY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 February 2022
Date of certificate	21 February 2022
