

Energy performance certificate (EPC)

The Lancastrian Office Centre Talbot Road Stretford MANCHESTER M32 0FP	Energy rating <div>C</div>	Valid until: 3 April 2024 <div></div> Certificate number: 0970-6944-0364-3140-8020
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Property type

B1 Offices and Workshop businesses

Total floor area

12,089 square metres

Rules on letting this property

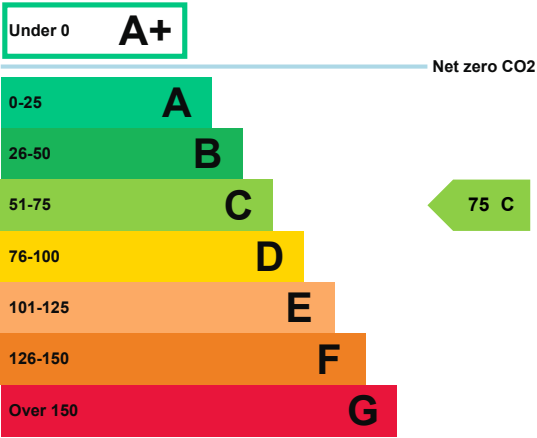
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

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	32 B
If typical of the existing stock	86 D

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	46.44

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9632-4047-0446-0800-1491\)](#).

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	Jeremy Holgate
Telephone	07939208442
Email	jeremy@indigozoo.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000366
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	indigoZoo Limited
Employer address	The White Studio, 2 Smallbridge Cottages, Smallbridge Road, Horsmonden, Kent, TN12 8EP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 March 2014
Date of certificate	4 April 2014
