

Energy performance certificate (EPC)

Egerton House
Wilmslow Road
Towers Business Park
MANCHESTER
M20 2DX

Energy rating

E

Valid until: 15 November 2025

Certificate number: 9900-1956-0385-3190-8010

Property type

B1 Offices and Workshop businesses

Total floor area

2583 square metres

Rules on letting this property

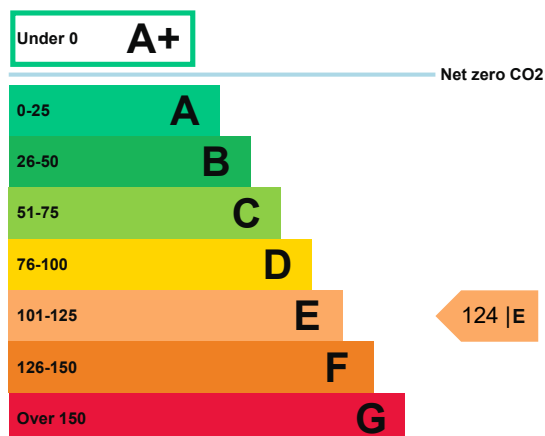
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.



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

36 | B

If typical of the existing stock

107 | E

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

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	62.68

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9131-4090-0558-0890-1691\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	IAN HUNTER
Telephone	0161 868 4300
Email	ih@propertyalliancegroup.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO002735
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	AS ABOVE
Employer address	AS ABOVE
Assessor's declaration	The assessor is the owner or director of the organisation dealing with the property transaction.
Date of assessment	19 October 2015
Date of certificate	16 November 2015
