

# Energy performance certificate (EPC)

3rd Floor North Linley House Dickinson Street Manchester M1 4LF	Energy rating	Valid until: 29 June 2032
	<b>B</b>	Certificate number: 2227-8122-8495-1387-4581

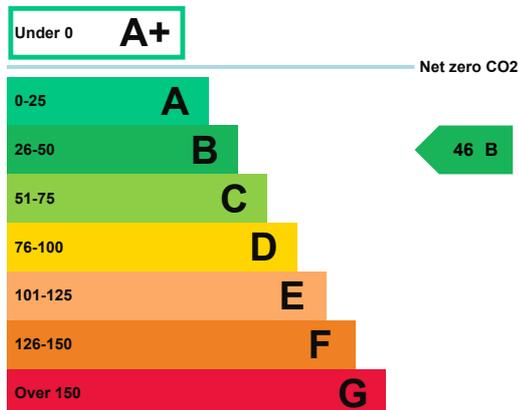
Property type	Offices and Workshop Businesses
Total floor area	532 square metres

## 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 B.



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	78 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	12.35
Primary energy use (kWh/m <sup>2</sup> per year)	136

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0724-5898-2156-4394-1424\)](/energy-certificate/0724-5898-2156-4394-1424).

## 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	Ian Almond
Telephone	02476501175
Email	<a href="mailto:ian@imaco.co.uk">ian@imaco.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO016707
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Almond Consultancy Limited trading as imaco
Employer address	Abbey House 17 The Monks Croft CheylesmoreCoventry
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 June 2021
Date of certificate	30 June 2022