

## Energy performance certificate (EPC)

Manchester One  
53 Portland Street  
MANCHESTER  
M1 3LD

Energy rating

**B**

Valid until:

**14 September 2025**

Certificate number:

**0597-2537-6230-2300-7503**

Property type

**B1 Offices and Workshop businesses**

Total floor area

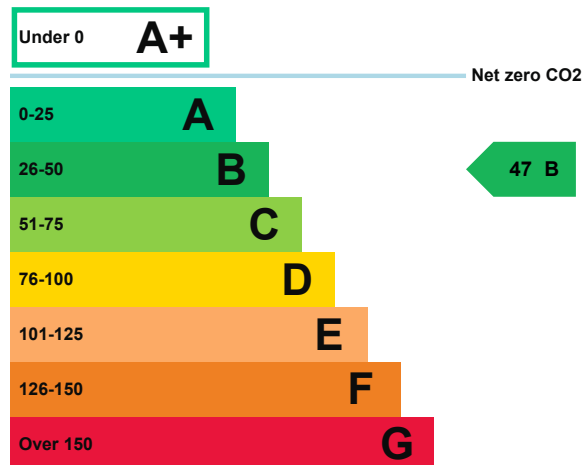
**14,750 square metres**

### 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

**30 B**

If typical of the existing stock

**87 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	32.47

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0230-7935-0465-7220-5074\)](/energy-certificate/0230-7935-0465-7220-5074).

## 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	Steve Jones
Telephone	07528018406
Email	<a href="mailto:admin@indigozoo.com">admin@indigozoo.com</a>

### 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	STER000588
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### About this assessment

Employer	indigoZoo Limited
Employer address	The White Studio, Randalls, Crysalls Road, Matfield, TN12 7HL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 July 2015
Date of certificate	15 September 2015