

# Energy performance certificate (EPC)

41, Spring Gardens  
MANCHESTER  
M2 2BG

Energy rating

**B**

Valid until:

**9 January 2034**

Certificate number:

**4932-4724-9663-8572-7276**

Property type

Offices and Workshop Businesses

Total floor area

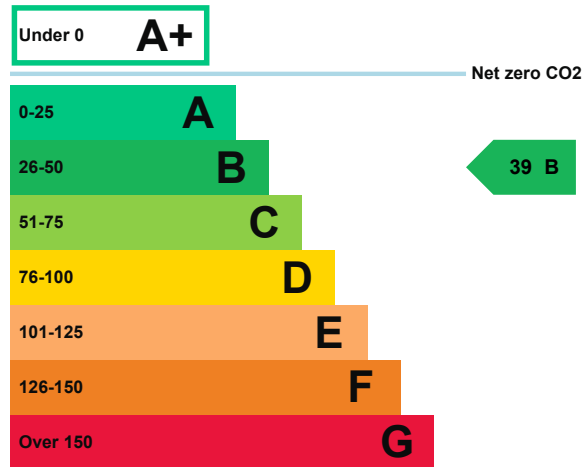
2,753 square metres

## 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

**13 A**

If typical of the existing stock

**51 C**

## 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)	8.77
Primary energy use (kWh/m <sup>2</sup> per year)	96

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3594-6783-6038-4996-5692\)](/energy-certificate/3594-6783-6038-4996-5692).

## 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	Naphtali Lewis
Telephone	07975778672
Email	<a href="mailto:naftilewis@gmail.com">naftilewis@gmail.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	Quidos Limited
Assessor's ID	QUID209143
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Greenpark Energy Services Ltd
Employer address	109 Olinda Road, London, N16 6TS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 February 2023
Date of certificate	10 January 2024