

Energy performance certificate (EPC)

|                                                              |                               |                                              |
|--------------------------------------------------------------|-------------------------------|----------------------------------------------|
| St Andrews House<br>62 Bridge Street<br>MANCHESTER<br>M3 3BW | Energy rating<br><div>E</div> | Valid until: 24 July 2026                    |
|                                                              |                               | Certificate number: 0830-0436-0759-8993-5002 |

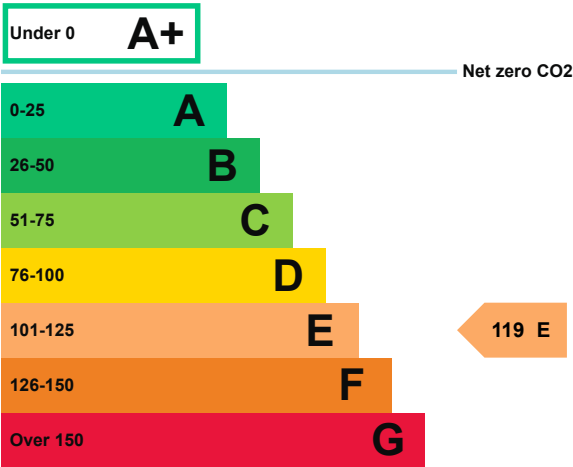
|                  |                                    |
|------------------|------------------------------------|
| Property type    | B1 Offices and Workshop businesses |
| Total floor area | 607 square metres                  |

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 E.



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                   | 27 B |
| If typical of the existing stock | 80 D |

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 81.22                           |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0598-9430-5940-8700-3603\)](/energy-certificate/0598-9430-5940-8700-3603).

## 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 | David Walton MRICS IRRV(Hons) |
|-----------------|-------------------------------|

### 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        | STRO001058                                                             |
| Telephone            | 0330 124 9660                                                          |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | DWA Surveyors Limited                                     |
| Employer address       | 23 Stamford Park Road Hale Cheshire WA15 9EL              |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 18 July 2016                                              |
| Date of certificate    | 25 July 2016                                              |