

22 Oxford Court
MANCHESTER
M2 3WQ

Energy rating

D

Valid until:

5 November 2024

Certificate number:

9152-3029-0044-0190-4401

Property type	B1 Offices and Workshop businesses
Total floor area	363 square metres

Rules on letting this property

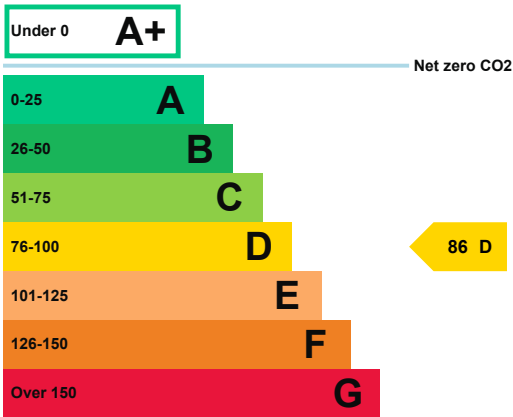
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property’s energy rating is D.

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	23 A
If typical of the existing stock	68 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	58.21

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0410-0144-5049-2209-4092\)](#).

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	Lionel Braceiner
Telephone	0161 702 3813
Email	lionel@lmbenergyassessors.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	NHER001922
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	1st Class Energy Limited
Employer address	Lords Meadow, Redbourn AL3 7BX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	4 November 2014
Date of certificate	6 November 2014