

# Energy performance certificate (EPC)

|                                                                                                     |               |                     |                          |
|-----------------------------------------------------------------------------------------------------|---------------|---------------------|--------------------------|
| Unit 14/15<br>Guinness Road Trading Estate<br>Guinness Road, Trafford Park<br>MANCHESTER<br>M17 1SB | Energy rating | Valid until:        | 5 June 2024              |
|                                                                                                     | B             | Certificate number: | 0760-0334-3709-8725-5006 |

|                  |                            |
|------------------|----------------------------|
| Property type    | B8 Storage or Distribution |
| Total floor area | 1,409 square metres        |

## Rules on letting this property

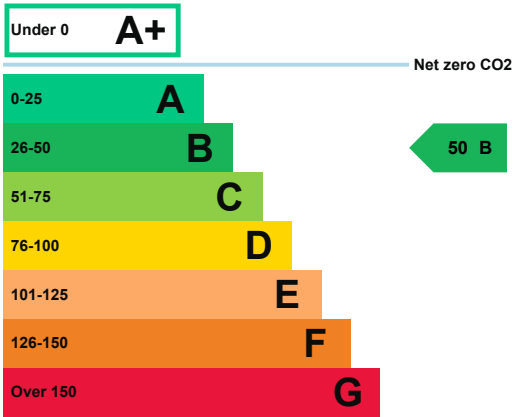
Properties can be let if they have an energy rating from A+ to E.

## 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                   | 22 A |
| If typical of the existing stock | 60 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) | 29.99                           |

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0250-6975-0404-3770-3080\)](#).

## 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 | Martin Phipps                                                          |
| Telephone       | 01924 485589                                                           |
| Email           | <a href="mailto:martin@smithybrook.co.uk">martin@smithybrook.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 | Elmhurst Energy Systems Ltd                                                        |
| Assessor's ID        | EES/012870                                                                         |
| Telephone            | 01455 883 250                                                                      |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |                                                                                     |
|------------------------|-------------------------------------------------------------------------------------|
| Employer               | Smithybrook Consulting Limited                                                      |
| Employer address       | Smithybrook Farm, Thornhill Road, Middlestown, WF4 4RX                              |
| Assessor's declaration | The assessor is employed by the organisation dealing with the property transaction. |
| Date of assessment     | 23 May 2014                                                                         |
| Date of certificate    | 6 June 2014                                                                         |

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