

Energy performance certificate (EPC)

Unit 2
Park Seventeen
WHITEFIELD
M45 8FJ

Energy rating

A

Valid until:

18 December 2033

Certificate number:

9076-6807-3308-4594-0338

Property type

Storage or Distribution

Total floor area

1,559 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 A.

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.

The figure shows a horizontal bar chart representing the energy rating scale. The ratings are A+, A, B, C, D, E, F, and G, arranged from top to bottom. Each rating has a corresponding score range: A+ (Under 0), A (0-25), B (26-50), C (51-75), D (76-100), E (101-125), F (126-150), and G (Over 150). A green arrow points to the 'A' rating, labeled 'Net zero CO2' and '6 A'.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/9076-6807-3308-4594-0338?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	10 A
If typical of the existing stock	42 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	1.84
Primary energy use (kWh/m2 per year)	13

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0923-1333-7687-2619-2950\)](#).

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	Paul Graham Miller
Telephone	0131 225 7117
Email	paul.miller@kjtait.com

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA196235
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	KJ Tait
Employer address	4 Rothesay Place, Edinburgh, EH3 7SL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 December 2023
Date of certificate	19 December 2023