

## Energy performance certificate (EPC)

Jex Engineering Ltd  
Unit 11, Guinness Road, Guinness Road Trading  
Estate  
Trafford Park  
MANCHESTER  
M17 1SB

Energy rating

**E**

Valid until:

**8 December 2029**

Certificate number:

**0510-0631-0899-0302-9092**

Property type

B1 Offices and Workshop businesses

Total floor area

2,171 square metres

### Rules on letting this property

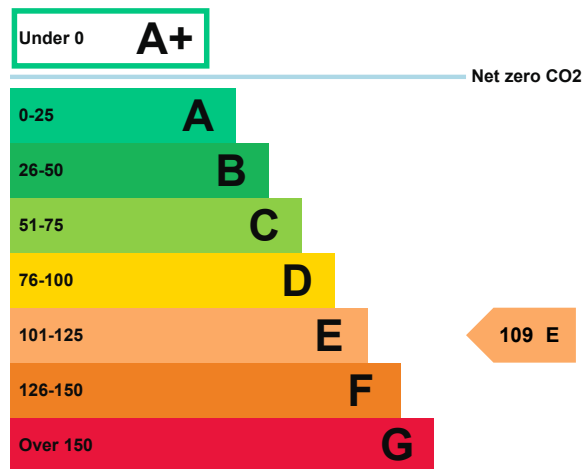
Properties can be let if they have an energy rating from A+ to E.

### 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	78 D

## 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)	58.61
Primary energy use (kWh/m2 per year)	337

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0990-0620-9340-5890-1103\)](#).

## 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	Philip Thomas Kinsella
Telephone	07740 029 627
Email	<a href="mailto:pkinsella@glpartnership.co.uk">pkinsella@glpartnership.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	CIBSE Certification Limited
Assessor's ID	LCEA006168
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Graham Lees Partnership Ltd
Employer address	Unit 5,Howarth Court,Gateway Crescent,Oldham Broadway Business Park,GT M/cr
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 December 2019
Date of certificate	9 December 2019