

Energy performance certificate (EPC)

Unit 3-5
Parkway Trading Estate
Longbridge Road, Trafford Park
MANCHESTER
M17 1SN

Energy rating

E

Valid until:

29 January 2030

Certificate number:

0290-7217-0380-6330-2004

Property type	B8 Storage or Distribution
Total floor area	2,642 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in descending order of rating. The A+ bar is light green and labeled 'Under 0'. The A bar is green and labeled '0-25'. The B bar is dark green and labeled '26-50'. The C bar is light green and labeled '51-75'. The D bar is yellow and labeled '76-100'. The E bar is orange and labeled '101-125'. The F bar is dark orange and labeled '126-150'. The G bar is red and labeled 'Over 150'. A horizontal line labeled 'Net zero CO2' is positioned above the A+ bar. An orange arrow points to the E bar, with the text '102 E' next to it.

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/0290-7217-0380-6330-2004?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	34 B
If typical of the existing stock	99 D

Breakdown of this property’s energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	86.53
Primary energy use (kWh/m2 per year)	430

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2760-4039-0108-0200-3725\)](#).

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	Andrew Knapp
Telephone	0333 566 0182
Email	andrew.knapp@meessolutions.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	CIBSE Certification Limited
Assessor's ID	LCEA900139
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	MEES Solutions Ltd
Employer address	First Floor 85 Great Portland Street London W1W 7LT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 January 2020
Date of certificate	30 January 2020