

# Energy performance certificate (EPC)

FOURTH FLOOR OFFICE SUITE  
55 Princess Street  
MANCHESTER  
M2 4EW

Energy rating

C

Valid until:

6 November 2029

Certificate  
number:

9601-3000-0217-0995-1921

Property type

B1 Offices and Workshop businesses

Total floor area

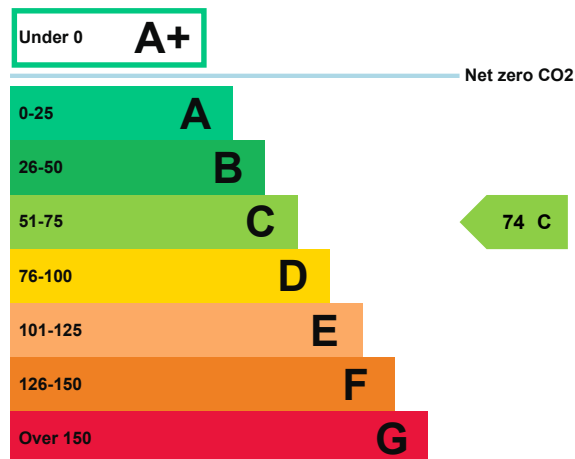
924 square metres

## 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 C.



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

31 B

If typical of the existing stock

91 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	60.08
Primary energy use (kWh/m <sup>2</sup> per year)	353

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0165-0941-0279-1020-9092\)](/energy-certificate/0165-0941-0279-1020-9092).

## 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	<a href="mailto:andrew.knapp@meessolutions.co.uk">andrew.knapp@meessolutions.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	LCEA900139
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	WSP
Employer address	6 Devonshire Square London EC2M 4YE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 October 2019
Date of certificate	7 November 2019