

# Energy performance certificate (EPC)

Unit 1 & 2 Varley Business Centre James Street MANCHESTER M40 8EL	Energy rating <b>C</b>	Valid until: 11 June 2028
		Certificate number: 0060-8973-0338-6610-8020

**Property type** B1 Offices and Workshop businesses

**Total floor area** 694 square metres

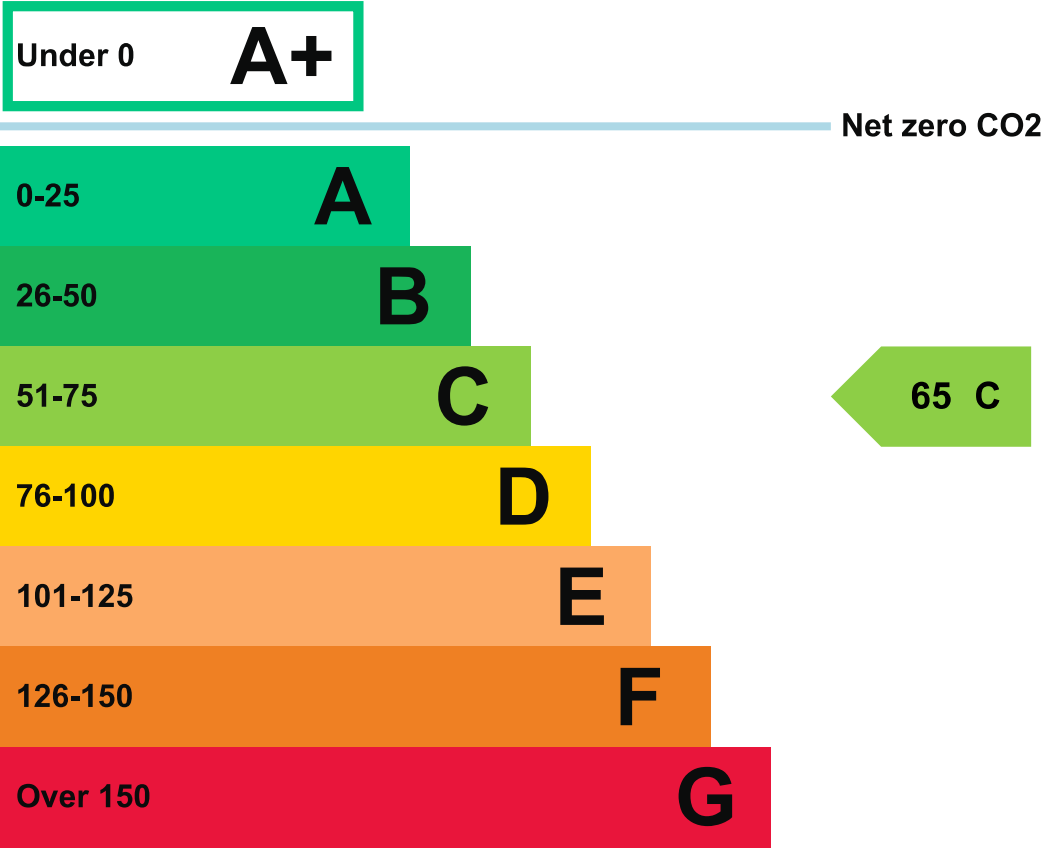
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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	26 B
If typical of the existing stock	77 D

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning

Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	47.29
Primary energy use (kWh/m <sup>2</sup> per year)	280

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9862-4016-0783-0800-6301\)](/energy-certificate/9862-4016-0783-0800-6301).

## 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	James Roberts
Telephone	08000209526
Email	<a href="mailto:djsr@hotmail.co.uk">djsr@hotmail.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	Stroma Certification Ltd
Assessor's ID	STRO029841
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

## About this assessment

<b>Employer</b>	Pennine EPC's
<b>Employer address</b>	8 New Road, Littleborough, OL15 8LX
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	6 June 2018
<b>Date of certificate</b>	12 June 2018

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OGI**

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



© [Crown copyright \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/)