

Energy performance certificate (EPC)

First Floor offices 398 Lloyd House Third Avenue Manchester M17 1JE	Energy rating C	Valid until: 31 May 2033
Certificate number: 6542-0904-8903-3043-7620		

Property type Offices and Workshop Businesses

Total floor area 33 square metres

Rules on letting this property

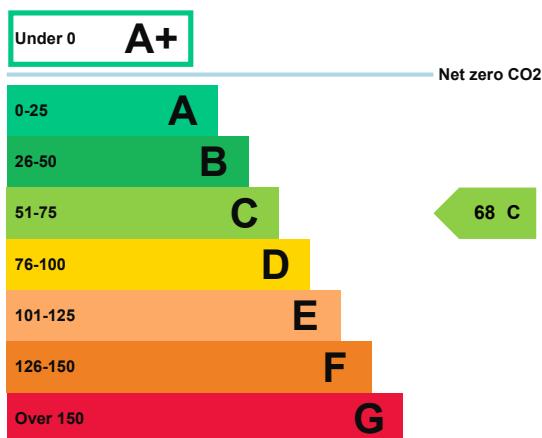
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 A

If typical of the existing stock

60 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	16.19
Primary energy use (kWh/m ² per year)	172

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/7174-6951-0336-1301-3899](#)).

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 Pickles
Telephone	07920258810
Email	james@jccproperty.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028170
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	JCC Ltd
Employer address	JCC Ltd
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 June 2023
Date of certificate	1 June 2023
