

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

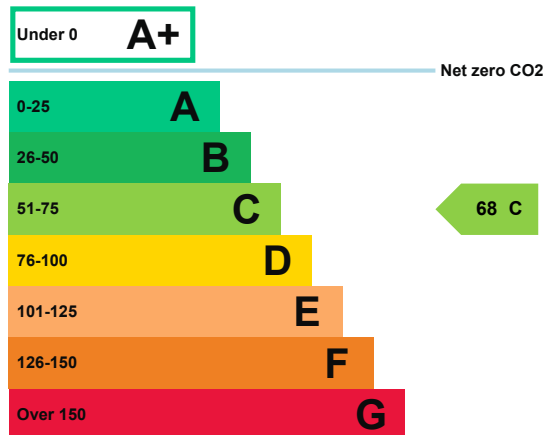
Properties can be let if they have an energy rating from A+ to E.

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 (kgCO₂/m² per year)

16.19

Primary energy use (kWh/m² 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
