Energy Performance Certificate

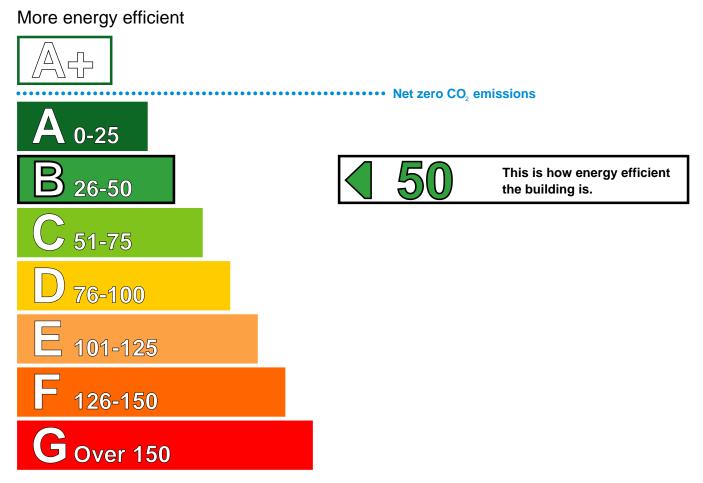
HM Government

Non-Domestic Building

Unit 1 Howarth Court Gateway Crescent Oldham Broadway Business Park OLDHAM OL9 9XB **Certificate Reference Number:** 9708-3067-0522-0000-2421

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity	
Building environment:	Air Conditioning	
Total useful floor area (m ²):		2594
Building complexity (NOS level):		4
Building emission rate (kgCO ₂ /m ²):		29.91

Benchmarks

Buildings similar to this one could have ratings as follows:

31 | 83 |

If newly built

If typical of the existing stock

Administrative information

This is an Energy Performance Cer	tificate as defined in SI2007:991 as amended		
Assessment Software:	Virtual Environment v6.4.0 using calculation engine SBEM v4.1.d.0		
Property Reference:	782540600000		
Assessor Name:	Mike Sowerby		
Assessor Number:	STRO001565		
Accreditation Scheme:	Stroma Accreditation Ltd		
Employer/Trading Name:	4property consult		
Employer/Trading Address:	Heath House, 9 Heath Avenue, Cellarhead, Stoke-on-Trent, ST9 0HT		
Issue Date:	23 Mar 2012		
Valid Until:	22 Mar 2022 (unless superseded by a later certificate)		
Related Party Disclosure:	Not related to the owner		
Recommendations for improving the property are contained in Report Reference Number: 0270-0042-0529-8627-4002			

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit **www.carbontrust.co.uk** or call us on **0800 085 2005**