

# Energy performance certificate (EPC)

Hurst & Co Accountants Llp Lancashire Gate, 21 Tiviot Dale Stockport SK1 1TD	Energy rating <h1>B</h1>	Valid until: <b>4 November 2032</b> Certificate number: <b>7904-3563-0211-8485-6652</b>
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Property type Offices and Workshop Businesses

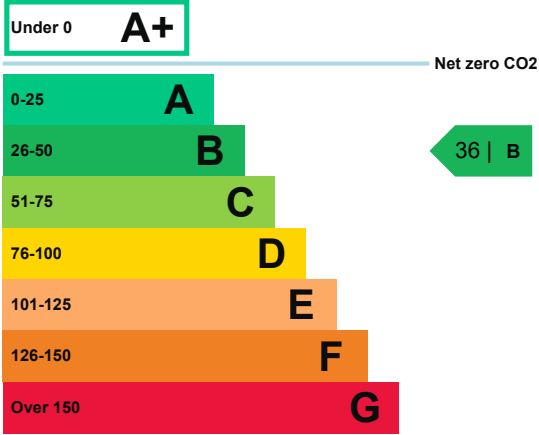
Total floor area 773 square metres

## 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 B.



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 12 | A

If typical of the existing stock 47 | B

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

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	10.49
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Primary energy use (kWh/m <sup>2</sup> per year)	113
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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3570-2925-4481-0246-2205\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	James Pickles
Telephone	07920258810
Email	<a href="mailto:james@jccproperty.co.uk">james@jccproperty.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO032629
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	JCC Ltd
Employer address	JCC Ltd
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 October 2022
Date of certificate	5 November 2022

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