

# Energy performance certificate (EPC)

Unit 2 Cobalt Way, Middleton Manchester M24 1NN	Energy rating <b>A</b>	Valid until: <b>15 June 2033</b>
		Certificate number: <b>4054-9822-8737-7157-0139</b>

<b>Property type</b>	B8 Storage or Distribution
<b>Total floor area</b>	4,048 square metres

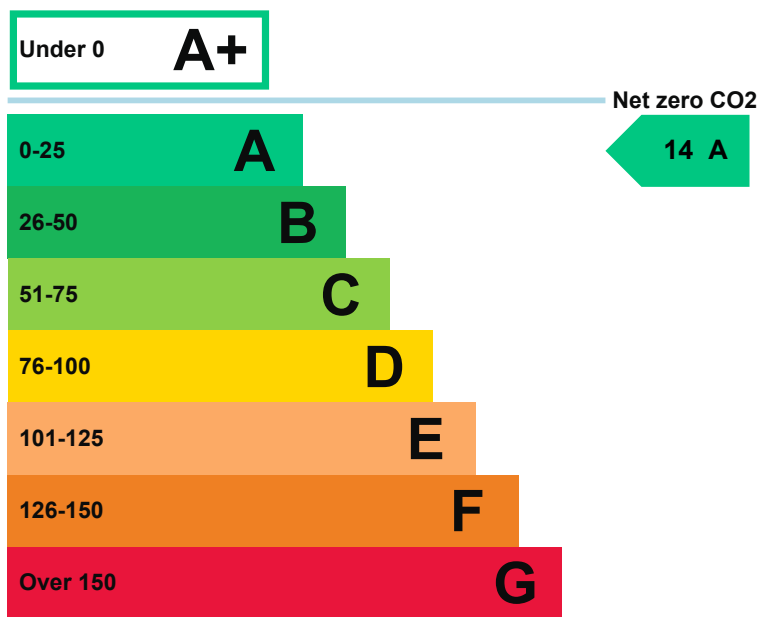
## Rules on letting this property

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 current energy rating is A.



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:

<b>If newly built</b>	<b>19 A</b>
<b>If typical of the existing stock</b>	<b>57 C</b>

**Breakdown of this property's energy performance**

<b>Main heating fuel</b>	Grid Supplied Electricity
<b>Building environment</b>	Air Conditioning
<b>Assessment level</b>	5
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	8.1
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	48

► [About primary energy use](#)

**Recommendation report**

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8690-9996-4165-5876-7767\)](#).

**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.

<b>Assessor's name</b>	Ben Duckworth
<b>Telephone</b>	0113 257 7300
<b>Email</b>	<a href="mailto:ben@novo.eu.com">ben@novo.eu.com</a>

**Contacting the accreditation scheme**

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

<b>Accreditation scheme</b>	CIBSE Certification Limited
<b>Assessor's ID</b>	LCEA025862
<b>Telephone</b>	020 8772 3649
<b>Email</b>	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

**About this assessment**

<b>Employer</b>	NOVO Integration Limited
<b>Employer address</b>	7 Feast Field, Horsforth, West Yorkshire, LS18 4TJ
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	15 June 2023
<b>Date of certificate</b>	16 June 2023

**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.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 \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

## **OGI**

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



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