

# Energy performance certificate (EPC)

Unit 23  
Irlam Business Centre  
Soapstone Way  
IRLAM  
M44 6GP

Energy rating

C

Valid until: **14 September 2033**

Certificate number: **3484-2964-7590-4664-8588**

Property type

Offices and Workshop Businesses

Total floor area

202 square metres

## Rules on letting this property

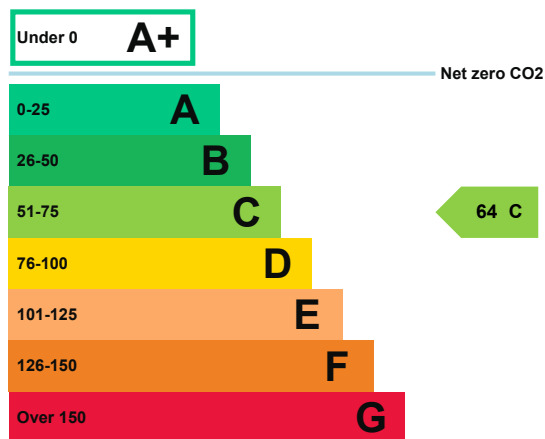
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is C.

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:

If newly built

13 A

If typical of the existing stock

54 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<sub>2</sub>/m<sup>2</sup> per year)

12.83

Primary energy use (kWh/m<sup>2</sup> per year)

135

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4646-3998-7779-7385-7107\)](#).

## 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 McSorley
Telephone	07812 345 153
Email	<a href="mailto:jms@energy-rating.org">jms@energy-rating.org</a>

### 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/016017
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Energy Rating Services Ltd
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 September 2023
Date of certificate	15 September 2023

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