

Energy performance certificate (EPC)

Swarbricks
Three Arrows
Middleton Road
Manchester
M24 4GY

Energy rating

A

Valid until:

8 January 2035

Certificate number:

0599-3319-0538-2642-7313

Property type

Retail/Financial and Professional Services

Total floor area

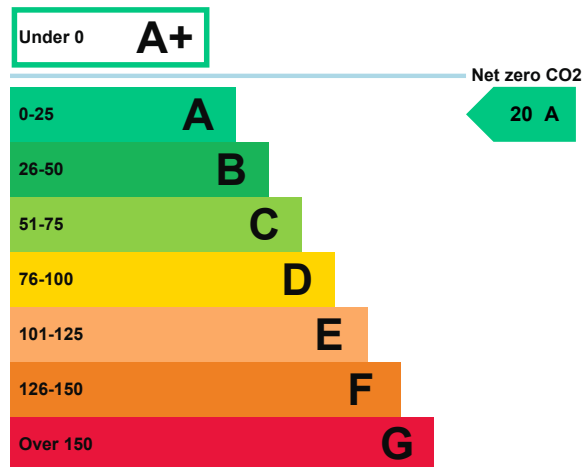
243 square metres

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 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:

If newly built

9 A

If typical of the existing stock

34 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	12.7
Primary energy use (kWh/m ² per year)	137

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4833-8914-3418-8915-1439\)](/energy-certificate/4833-8914-3418-8915-1439).

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	Craig Kefford
Telephone	01617 625 670
Email	gary@csrsustain.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/028262
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	CSR Sustain
Employer address	Europa House 18 Barcroft Street Bury BL9 5BT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 January 2025
Date of certificate	9 January 2025
