

Energy performance certificate (EPC)

Bridge St Studios
62 Bridge St
Manchester
M3 3BW

Energy rating

C

Valid until:

26 March 2034

Certificate number:

4132-8314-6729-5575-7566

Property type

Offices and Workshop Businesses

Total floor area

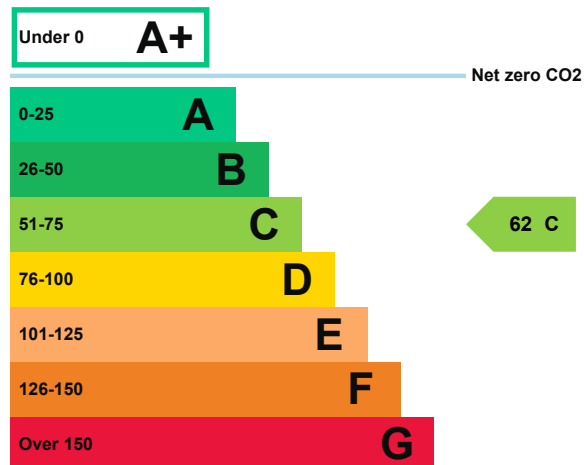
641 square metres

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 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

7 A

If typical of the existing stock

27 B

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 (kgCO2/m2 per year)	23.64
Primary energy use (kWh/m2 per year)	248

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2095-8463-3419-9615-0708\)](/energy-certificate/2095-8463-3419-9615-0708).

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	Gerald Matley
Telephone	07970629868
Email	gmatley@btinternet.com

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/019661
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Gerald Matley
Employer address	61 Brookside Avenue, Grotton, Oldham, OL4 4LJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 March 2024
Date of certificate	27 March 2024