

# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| SUITE 10 6TH FLOOR<br>49 King Street<br>MANCHESTER<br>M2 7AY | Energy rating<br><b>D</b> | Valid until: <b>14 July 2029</b>                    |
|  |                           | Certificate number: <b>0560-0931-3659-8893-0106</b> |

**Property type** B1 Offices and Workshop businesses

**Total floor area** 41 square metres

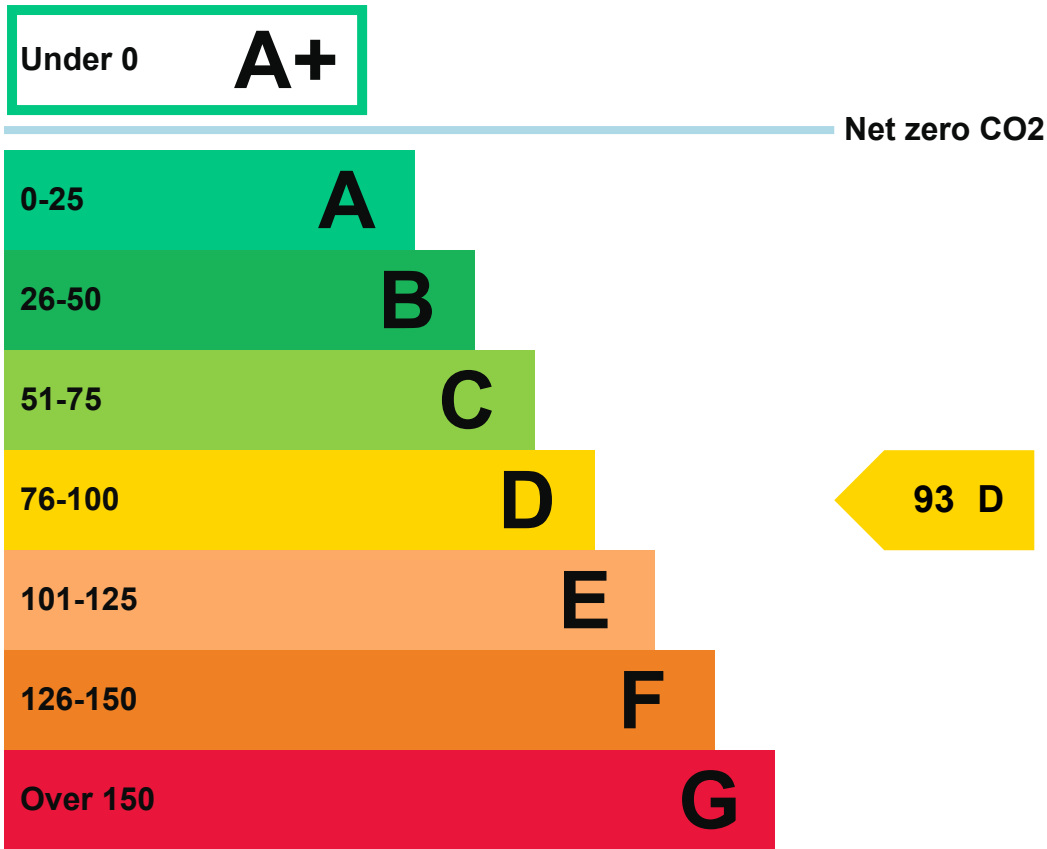
## Rules on letting this property

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 energy rating is D.



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**

26 B

**If typical of the existing stock**

76 D

## Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

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|   |      |
|---|------|
| <b>Assessment level</b>   | 3    |
| <b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b> | 69.4 |
| <b>Primary energy use (kWh/m<sup>2</sup> per year)</b>                  | 411  |

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▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0930-6960-0451-3580-9180\)](/energy-certificate/0930-6960-0451-3580-9180).

## 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.

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|                        |  |
|------------------------|--|
| <b>Assessor's name</b> | Jonathan Murton  |
| <b>Telephone</b>       | 01524 548313   |
| <b>Email</b>           | <a href="mailto:jonny@murtonandco.uk">jonny@murtonandco.uk</a> |

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### Contacting the accreditation scheme

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

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|                             |  |
|-----------------------------|--|
| <b>Accreditation scheme</b> | Elmhurst Energy Systems Ltd  |
| <b>Assessor's ID</b>        | EES/009007   |
| <b>Telephone</b>            | 01455 883 250  |
| <b>Email</b>                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

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## About this assessment

|                               |   |
|-------------------------------|---|
| <b>Employer</b>               | Murton & Co Ltd   |
| <b>Employer address</b>       | 6-4-3 Alston House White Cross<br>Business Park Lancaster LA1 4XF |
| <b>Assessor's declaration</b> | The assessor is not related to the owner of the property.         |
| <b>Date of assessment</b>     | 15 July 2019  |
| <b>Date of certificate</b>    | 15 July 2019  |

## 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 [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

### OGL

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