

Energy performance certificate (EPC)

22 St. John Street
MANCHESTER
M3 4EB

Energy rating

B

Valid until: **30 May 2033**

Certificate number: **2399-2754-5373-1589-6898**

Property type **Offices and Workshop Businesses**

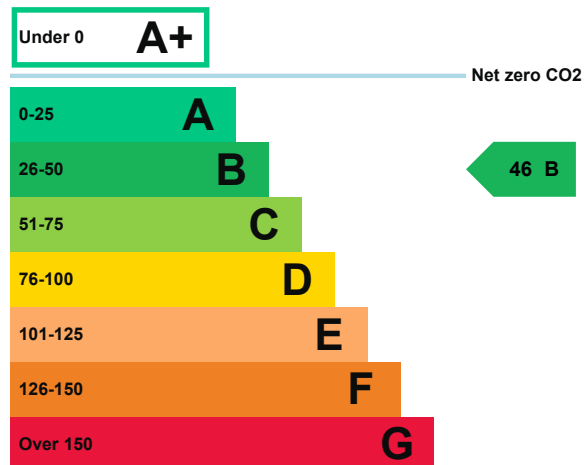
Total floor area **1,080 square metres**

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 B.



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

16 A

If typical of the existing stock

64 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	14.79
Primary energy use (kWh/m ² per year)	119

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7895-3503-4737-5425-9153\)](/energy-certificate/7895-3503-4737-5425-9153).

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	Joel Neumann
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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.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO032686
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	EPC NATIONAL LIMITED
Employer address	Unit 2c Birch Mill Heywood Old Road Manchester OL10 2QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 April 2023
Date of certificate	31 May 2023
