

# Energy performance certificate (EPC)

103 Wellington Road North Heaton Norris STOCKPORT SK4 2LP	Energy rating <div>E</div>	Valid until: 3 September 2031
		Certificate number: 2926-9061-7476-8165-2358

**Property type**  
B1 Offices and Workshop businesses

**Total floor area**  
126 square metres

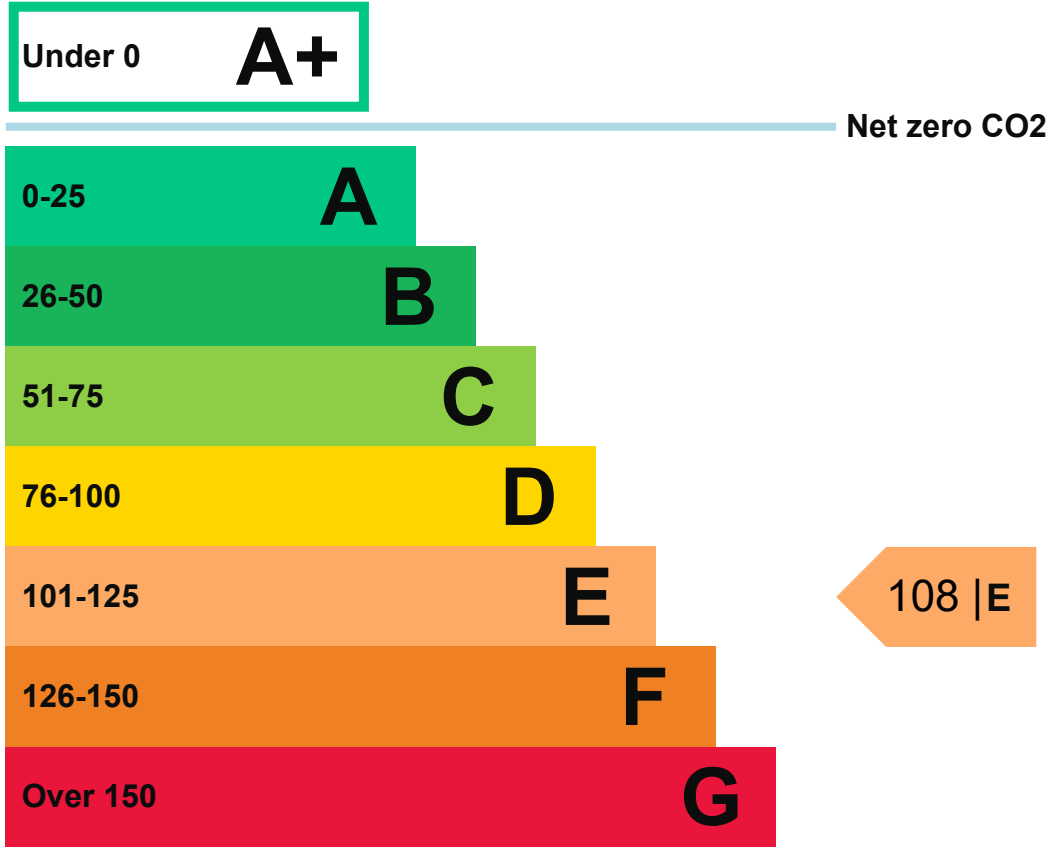
**Rules on letting this property**

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 efficiency rating for this property**

This property’s current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

## Assessment level

3

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## Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

62.35

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

361

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▶ [What is primary energy use?](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5296-9559-6677-8305-4023\)](/energy-certificate/5296-9559-6677-8305-4023).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Phil Ormesher

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### Telephone

07814 008403

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### Email

[phil@propertyinspectionlimited.co.uk](mailto:phil@propertyinspectionlimited.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/006981

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**Telephone**

01455 883 250

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**Email**

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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**Assessment details****Employer**

Property Inspection Limited

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**Employer address**

7 Brooklyn Drive, Lymm, Cheshire, WA13 9DN

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**Assessor's declaration**

The assessor is not related to the owner of the property.

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**Date of assessment**

1 June 2021

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**Date of certificate**

4 September 2021

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**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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.