

# Energy performance certificate (EPC)

Unit 2 Praed Road Trafford Park MANCHESTER M17 1PQ	Energy rating	Valid until: <b>25 February 2031</b>
	<b>C</b>	Certificate number: <b>3748-6170-7925-9589-5096</b>

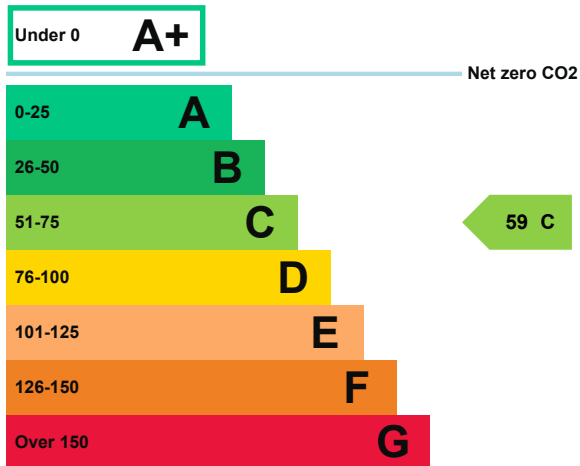
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	277 square metres

## 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

37 B

If typical of the existing stock

110 E

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	69.84
Primary energy use (kWh/m <sup>2</sup> per year)	403

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7589-7312-9919-6586-8664\)](#).

## 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	Alton Alexander
Telephone	0203 397 8220
Email	<a href="mailto:support@epconline.co.uk">support@epconline.co.uk</a>

### 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/016916
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Commercial EPC Quote
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 February 2021
Date of certificate	26 February 2021