

Energy performance certificate (EPC)

Four New Bailey
Stanley Street
SALFORD
M3 5JL

Energy rating

A

Valid until:

14 December 2035

Certificate number:

5305-1565-8160-7263-1084

Property type

Offices and Workshop Businesses

Total floor area

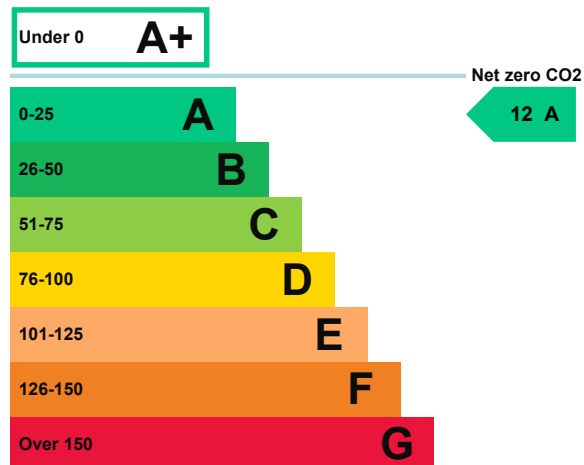
10,600 square metres

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 A.



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

13 A

If typical of the existing stock

53 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	3.51
Primary energy use (kWh/m ² per year)	38

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2609-4431-4695-3606-9215\)](/energy-certificate/2609-4431-4695-3606-9215).

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	Jamie Fletcher
Telephone	0113 255 2042
Email	jamie.fletcher@cgpmpmep.uk

Contacting the accreditation scheme

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

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA130371
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	CGP MEP Ltd
Employer address	Royal House, 28 Sovereign Street, Leeds, LS1 4BA
Assessor's declaration	The assessor is contracted by the owner to provide services other than energy assessment.
Date of assessment	17 October 2025
Date of certificate	15 December 2025
