

Energy performance certificate (EPC)

Unit 5
Avocado Court
Commerce Way
Trafford Park
MANCHESTER
M17 1HW

Energy rating

C

Valid until: 21 July 2036

Certificate number: 0643-2474-2078-7909-6671

Property type

Offices and Workshop Businesses

Total floor area

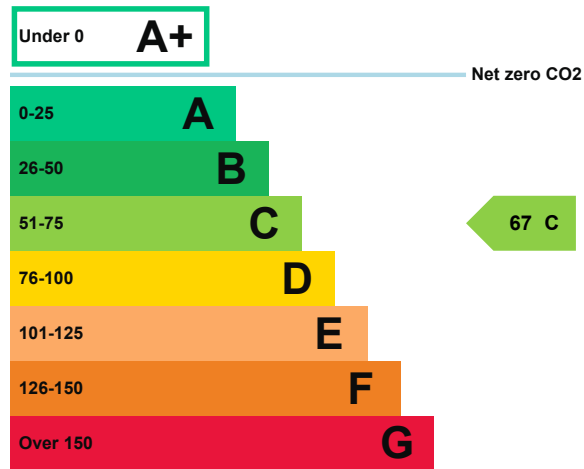
615 square metres

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



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	22.75
Primary energy use (kWh/m2 per year)	192

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1780-3611-3157-8333-1279\)](#).

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	Robert Farrar
Telephone	07800 828 080
Email	robjarrar@gmail.com

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/010759
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Direct Energy Surveys
Employer address	1 Chretien Road, Northenden, Manchester M22 4ES
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 July 2026
Date of certificate	22 July 2026