# Energy performance certificate (EPC)

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| 9&11 Manchester Road<br>Worsley<br>Manchester<br>M28 3NS | Energy rating<br>**E** | Valid until: | **27 October 2036** |
| | | Certificate number: | **7326-3906-0665-0435-3121** |

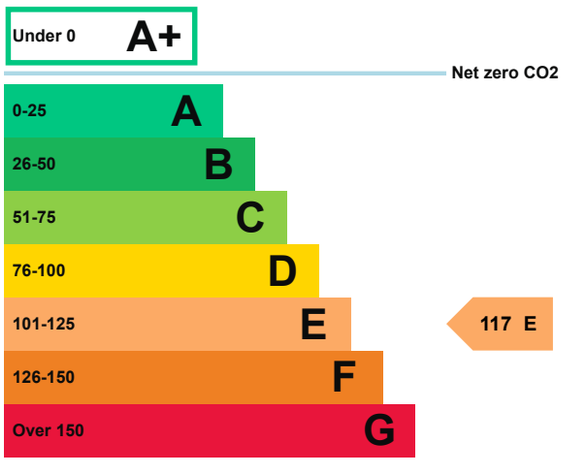
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|---|---|
| Property type | Offices and Workshop Businesses |
| Total floor area | 425 square metres |

## 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 E.




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:

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| If newly built | **24 A** |
| If typical of the existing stock | **96 D** |

## Breakdown of this property's energy performance

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|---|---|
| Main heating fuel | Natural Gas |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 31.14 |
| Primary energy use (kWh/m2 per year) | 199 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2661-7019-0612-4802-0279).

## 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.

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|---|---|
| Assessor's name | Nick Yoxall |
| Telephone | 07803590432 |
| Email | nick@epcassessments.com |

### Contacting the accreditation scheme

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

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|---|---|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/028577 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

### About this assessment

| | |
|---|---|
| Employer | nick@epcassessments.com |
| Employer address | nick@epcassessments.com |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 21 October 2026 |
| Date of certificate | 28 October 2026 |