

Energy performance certificate (EPC)

17 York Street Piccadilly MANCHESTER M2 3GR	Energy rating C	Valid until: 1 February 2034
		Certificate number: 5031-3156-9143-1605-6933

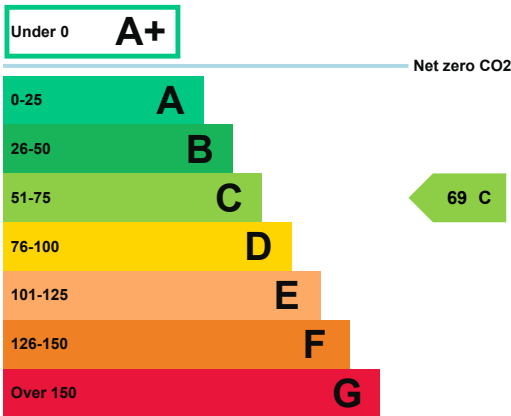
Property type	Offices and Workshop Businesses
Total floor area	9,846 square metres

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	8 A
If typical of the existing stock	86 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	15.06
Primary energy use (kWh/m2 per year)	133

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8355-3175-8680-0513-6422\)](/energy-certificate/8355-3175-8680-0513-6422).

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	Russell Pridgeon
Telephone	0204 583 5240
Email	russell@cdsm.ltd

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	LCEA190284
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	CDSM
Employer address	www.cdsm.ltd
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2024
Date of certificate	2 February 2024