

Energy performance certificate (EPC)

Unit 1-2, Westpoint Enterprise Park Clarence Avenue Trafford Park MANCHESTER M17 1QS	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 7 February 2023 <hr/> Certificate number: 0290-3970-0397-1400-9044
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Property type B8 Storage or Distribution

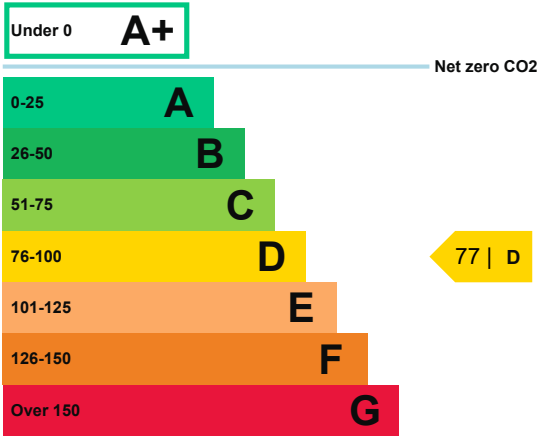
Total floor area 2040 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 23 | A

If typical of the existing stock 61 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

76.21

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9314-4009-0779-0900-4025\)](/energy-certificate/9314-4009-0779-0900-4025).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Chuks Njoku
Telephone	02031166010
Email	chuks.njoku@wspgroup.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO008103
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	WSP UK Limited
Employer address	WSP House, 70 Chancery Lane, London, WC2A 1AF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 January 2013
Date of certificate	8 February 2013
