

Energy performance certificate (EPC)

Unit 6 Smithfold Lane Worsley MANCHESTER M28 0GP	Energy rating <h2 style="font-size: 2em; margin: 0;">D</h2>	Valid until: 29 October 2033 <hr/> Certificate number: 2368-6701-7226-2113-3944
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Property type	General Industrial and Special Industrial Groups
Total floor area	2,535 square metres

Rules on letting this property

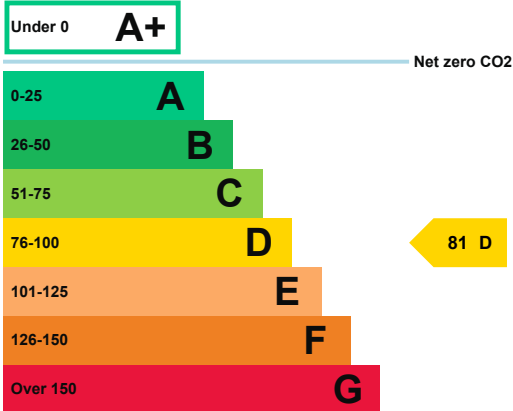
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

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

26 B

If typical of the existing stock

104 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	19.26
Primary energy use (kWh/m ² per year)	188

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8290-2008-7520-8755-9593\)](#).

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	Benjamin Cohen
Telephone	03300 881141
Email	info@epcnational.co.uk

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/028093
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	EPC National Ltd
Employer address	Birch Mill - Unit 2C - Heywood - Heywood Old Road - OL102QQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 October 2023
Date of certificate	30 October 2023