

Energy performance certificate (EPC)

Unit 3 Varley Business Centre James Street MANCHESTER M40 8EL	Energy rating <div style="font-size: 2em; font-weight: bold; text-align: center;">C</div>	Valid until: 11 June 2028 <hr/> Certificate number: 9575-3066-0784-0700-6501
---	--	---

Property type	B1 Offices and Workshop businesses
Total floor area	439 square metres

Rules on letting this property

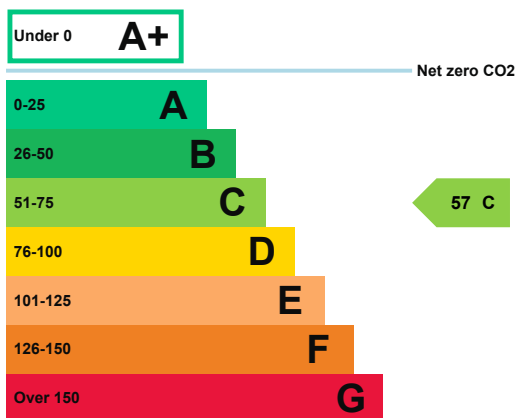
Properties can be let if they have an energy rating from A+ to E.

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

26 B

If typical of the existing stock

75 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	25.1
Primary energy use (kWh/m ² per year)	148

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0650-0748-7749-5606-5002\)](#).

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	James Roberts
Telephone	08000209526
Email	djsr@hotmail.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	Stroma Certification Ltd
Assessor's ID	STRO029841
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Pennine EPC's
Employer address	8 New Road, Littleborough, OL15 8LX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 June 2018
Date of certificate	12 June 2018