

# Energy performance certificate (EPC)

92 Bury Old Road  
Whitefield  
MANCHESTER  
M45 6TQ

Energy rating

**D**

Valid until:

**3 October 2028**

Certificate number:

**9000-4998-0388-2790-9034**

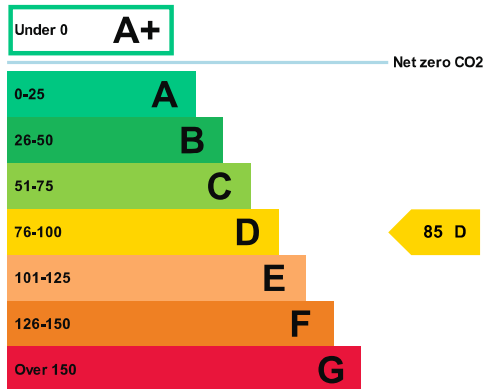
Property type	B1 Offices and Workshop businesses
Total floor area	114 square metres

## 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 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

**27 B**

If typical of the existing stock

**78 D**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Mechanical Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	58.32
Primary energy use (kWh/m <sup>2</sup> per year)	339

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9423-4090-0988-0990-7805\)](#).

## 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	Mr Richard Lee
Telephone	07875753571
Email	<a href="mailto:epc.lee@gmail.com">epc.lee@gmail.com</a>

### 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	STRO007048
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Employer	Emerald Energy & Property Services
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 October 2018
Date of certificate	4 October 2018