Energy performance certificate (EPC)

162-164 Manchester Road INCE WN2 2EA	Energy rating **C**	Valid until:	**27 February 2032**
		Certificate number:	**8718-3192-5662-0221-6223**

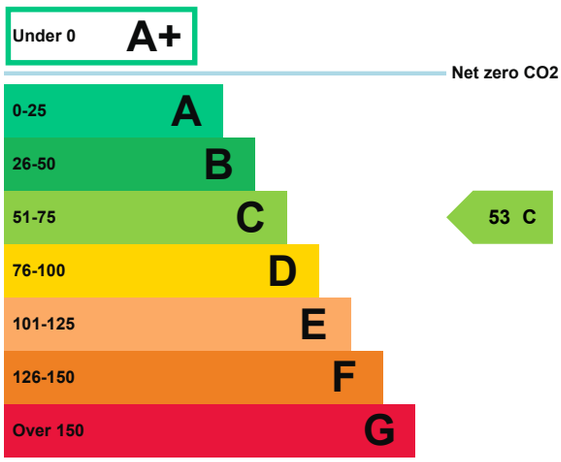
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	91 square metres

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	**24 A**
If typical of the existing stock	**71 C**

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	78.6
Primary energy use (kWh/m2 per year)	465

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5139-7579-3480-3211-1648).

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 Leggat
Telephone	07760313336
Email	james.leggat@justepc.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/019180
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Just EPC
Employer address	Suite 6,485 Oldham Road, Manchester
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 February 2022
Date of certificate	28 February 2022