

# Energy performance certificate (EPC)

|                                                                                       |                                       |                                                                                             |
|---------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------|
| <div>Eighth Floor Office Tenancy<br/>30 Miller Street<br/>Manchester<br/>M4 4DY</div> | <div>Energy rating</div> <div>B</div> | <div>Valid until: 24 May 2033</div> <div>Certificate number: 4000-7523-3353-8570-8744</div> |
|---------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------|

Property type

B1 Offices and Workshop businesses

Total floor area

1,771 square metres

## Rules on letting this property

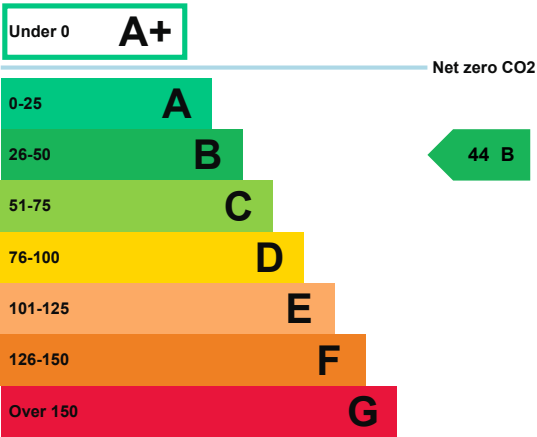
Properties can be let if they have an energy rating from A+ to E.

## Energy efficiency rating for this property

This property's current energy rating is B.

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

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                   | 48 B  |
| If typical of the existing stock | 142 F |

## Breakdown of this property’s energy performance

|                                            |                           |
|--------------------------------------------|---------------------------|
| Main heating fuel                          | Grid Supplied Electricity |
| Building environment                       | Air Conditioning          |
| Assessment level                           | 5                         |
| Building emission rate (kgCO2/m2 per year) | 23.34                     |
| Primary energy use (kWh/m2 per year)       | 157                       |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8113-8022-1047-9019-3776\)](#).

## 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 | Stuart Dixon                                                   |
| Telephone       | 07530 094 464                                                  |
| Email           | <a href="mailto:sdixon@ses-ltd.co.uk">sdixon@ses-ltd.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |                                                                            |
|----------------------|----------------------------------------------------------------------------|
| Accreditation scheme | CIBSE Certification Limited                                                |
| Assessor's ID        | LCEA086829                                                                 |
| Telephone            | 020 8772 3649                                                              |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |                                                                     |
|------------------------|---------------------------------------------------------------------|
| Employer               | SES Engineering Services Ltd                                        |
| Employer address       | Paradigm, 1st Floor, 3175 Century Way, Thorpe Park, Leeds, LS15 8ZB |
| Assessor's declaration | The assessor is not related to the owner of the property.           |
| Date of assessment     | 25 May 2023                                                         |
| Date of certificate    | 25 May 2023                                                         |

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