Energy performance certificate (EPC)

Unit 4, Ambrose House Ambrose Street Manchester M12 5DD	Energy rating **A**	Valid until:	**6 August 2036**
		Certificate number:	**8155-8641-7686-9043-0542**

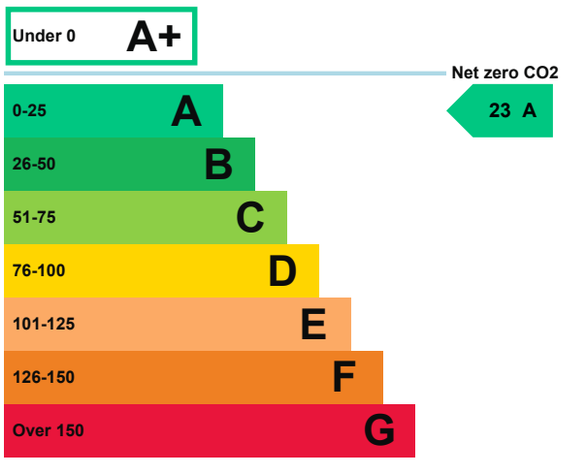
Property type	Storage or Distribution
Total floor area	11,072 square metres

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 A.



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	**23 A**
If typical of the existing stock	**94 D**

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO2/m2 per year)	2.63
Primary energy use (kWh/m2 per year)	29

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/2617-6561-3274-5545-3667).

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	Liam Bartlett
Telephone	0330 055 3405
Email	info@buildenergy.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/022866
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Build Energy
Employer address	A37 Aerodrome Studios, 2-8 Airfield Way, Christchurch, BH23 3TS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 April 2026
Date of certificate	7 August 2026