

Energy performance certificate (EPC)

<p>The Parkway Centre Longbridge Road Trafford Park MANCHESTER M17 1SN</p>	<p>Energy rating</p> <h1>B</h1>	<p>Valid until: 1 May 2033</p> <hr/> <p>Certificate number: 7992-7601-8192-9331-8836</p>
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Property type

Storage or Distribution

Total floor area

2,255 square metres

Rules on letting this property

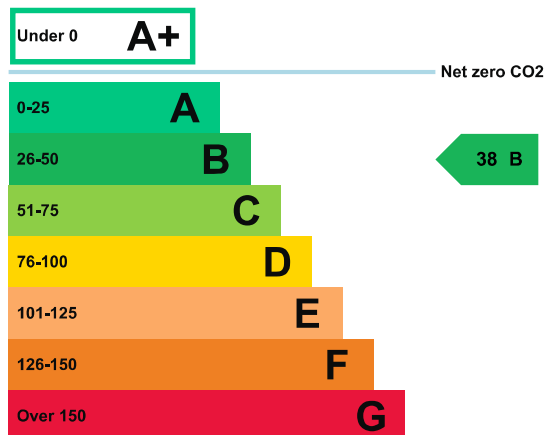
Properties can be let if they have an energy rating from A+ to E.

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



0 A

If typical of the existing stock



64 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)

6.49

Primary energy use (kWh/m² per year)

71

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7674-2306-2729-3280-9538\)](#).

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	David Jones BSc MRICS Dip NDEA
Telephone	01925 751 446
Email	david@staincliffejones.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/019639
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Staincliffe Jones
Employer address	25 Woodland Drive Lymm Cheshire WA13 0BL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 April 2023
Date of certificate	2 May 2023
