

Energy performance certificate (EPC)

Unit 4, The Furrows Merlin Park Stretford MANCHESTER M32 0SZ	Energy rating <h1 style="font-size: 2em; margin: 0;">C</h1>	Valid until: 29 July 2030 Certificate number: 0880-0530-5132-4896-3002
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Property type B8 Storage or Distribution

Total floor area 3744 square metres

Rules on letting this property

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

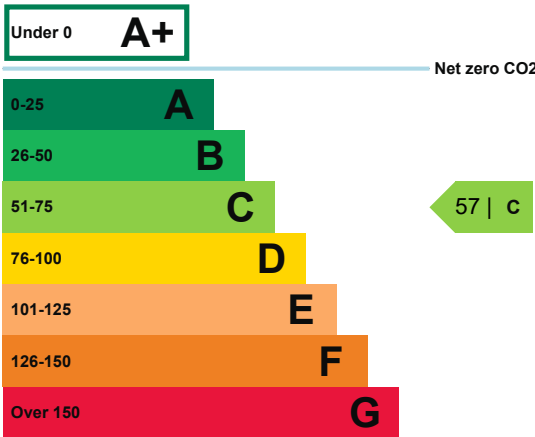
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

This property's current energy rating is C.



How this property compares to others

Properties similar to this one could have ratings:

If newly built 41 | B

If typical of the existing stock 119 | E

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

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

32.33

Primary energy use (kWh/m² per year)

191

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0324-9565-3840-8100-8003\)](/energy-certificate/0324-9565-3840-8100-8003).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	James Leggat
Telephone	07760313336
Email	james.leggat@justepc.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019180
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Just EPC
Employer address	Just EPC, Office Suite 6, 485 Oldham Road Manchester 0330 111 050
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 June 2020
Date of certificate	30 July 2020
