

# Energy performance certificate (EPC)

11 Portland Street  
Manchester  
M1 3HU

Energy rating

**A**

Valid until: **5 May 2036**

Certificate number: **5154-5553-9050-4440-9688**

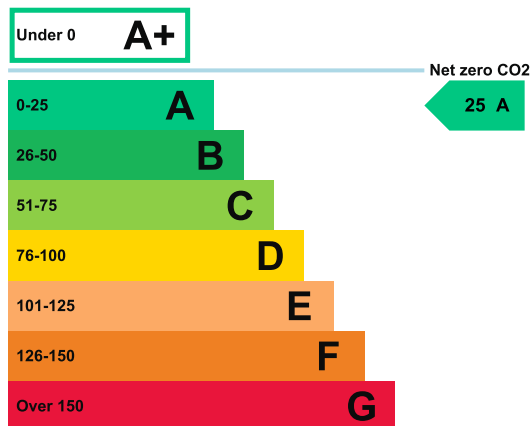
Property type	Offices and Workshop Businesses
Total floor area	17,669 square metres

## 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

**19 A**

If typical of the existing stock

**75 C**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	7.16
Primary energy use (kWh/m <sup>2</sup> per year)	64

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0341-4941-9595-6857-3450\)](/energy-certificate/0341-4941-9595-6857-3450).

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## 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	Arthur Hudson
Telephone	07342691147
Email	<a href="mailto:arthur@chestnutcs.co.uk">arthur@chestnutcs.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028105
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Hudson Chestnut Ltd
Employer address	14 Fullers Field Ipswich IP6 9AX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 March 2026
Date of certificate	6 May 2026

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