

Energy performance certificate (EPC)

City View House
5 Union Street
Ardwick
MANCHESTER
M12 4JD

Energy rating

B

Valid until:

17 July 2034

Certificate
number:

2078-8327-3864-9691-9253

Property type

Offices and Workshop Businesses

Total floor area

2,565 square metres

Rules on letting this property

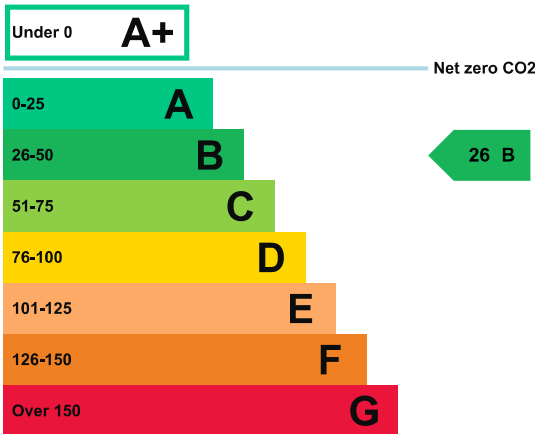
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

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

9 A

If typical of the existing stock

37 B

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)	8.08
Primary energy use (kWh/m2 per year)	87

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2475-9581-1994-8858-1983\)](#).

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	Gregory Broadbent
Telephone	07812125787
Email	g.broadbent@gesltd.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/022286
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Godfreys Estate Services Ltd
Employer address	3 Snake Lane, Duffield, DE56 4FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 July 2024
Date of certificate	18 July 2024