

# Energy performance certificate (EPC)

Unit 3  
Think Park  
Mosley Road  
TRAFFORD PARK  
M17 1FQ

Energy rating

**B**

Valid until: **3 October 2033**

Certificate number: **8380-3752-4995-4634-2803**

Property type

Offices and Workshop Businesses

Total floor area

3,674 square metres

## Rules on letting this property

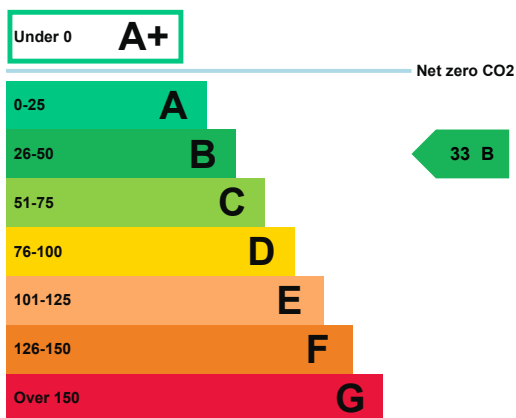
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current 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	12 A
If typical of the existing stock	50 B

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO2/m2 per year)	9.85
Primary energy use (kWh/m2 per year)	107

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8089-0855-9823-4170-8824\)](#).

## 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	Blessing Amin
Telephone	01908950020
Email	<a href="mailto:decorders@teamenergy.com">decorders@teamenergy.com</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/022537
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	TEAM (Energy Auditing Agency Ltd)
Employer address	3 Radian Court, Knowlhill, Milton Keynes, MK5 8PJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 October 2023
Date of certificate	4 October 2023