

Energy performance certificate (EPC)

345, Moston Lane
MANCHESTER
M40 9NB

Energy rating

C

Valid until: 21 January 2030

Certificate number: 0990-0630-0942-5029-4006

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

41 square metres

Rules on letting this property

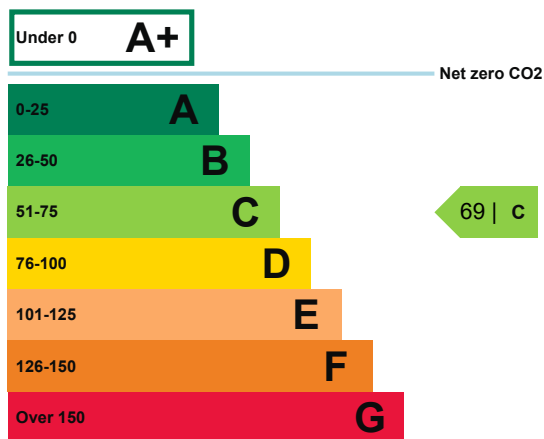
Properties can be let if they have an energy rating from A+ to E.

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

This property's current energy rating is C.



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

23 | A

If typical of the existing stock

68 | C

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)

101.27

Primary energy use (kWh/m² per year)

599

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0290-9294-0440-0900-6050\)](/energy-certificate/0290-9294-0440-0900-6050).

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	Mr Richard Lee
Telephone	07875753571
Email	epc.lee@gmail.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO007048
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Greater Manchester EPC
Employer address	Information not provided by the user
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 January 2020
Date of certificate	22 January 2020
