

Energy performance certificate (EPC)

FIRST FLOOR
Speculative Office, Etrop Court
25 Rowlandsway
Wythenshawe
MANCHESTER
M22 5RG

Energy rating

B

Valid until 9 December 2025

Certificate number

9220-3089-0454-0791-3095

Property type

B1 Offices and Workshop businesses

Total floor area

307 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.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is B.

Under 0 **A+**

Net zero CO2



44 | B

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

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

22 | A

If typical of the existing stock

66 | C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

36.09

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0321-0745-2449-0899-0096\)](/energy-certificate/0321-0745-2449-0899-0096).

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 McSorley

Telephone

07812345153

Email

jms@energy-rating.org

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO000011

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Date of assessment**

17 November 2015

Date of certificate

10 December 2015

Employer**Employer address****Assessor's declaration**

The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.