

# Energy performance certificate (EPC)

8 STATION BRIDGE STATION ROAD URMSTON M41 9SB	Energy rating	Valid until: 18 July 2031
	<b>C</b>	Certificate number: 7559-1780-8025-4821-5176

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	707 square metres

## Rules on letting this property

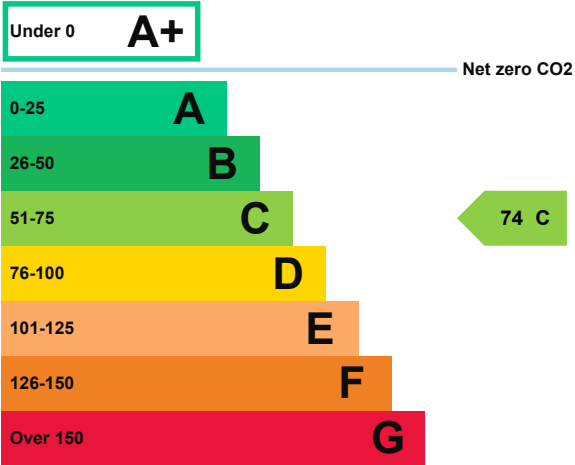
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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	<b>25 A</b>
If typical of the existing stock	<b>74 C</b>

## 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	90.89
Primary energy use (kWh/m <sup>2</sup> per year)	538

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6614-7580-8653-4751-0404\)](#).

## 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	Gavin Ogden
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</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/024219
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 July 2021
Date of certificate	19 July 2021