

## Energy performance certificate (EPC)

85, Greenleach Lane  
Worsley  
MANCHESTER  
M28 2RT

Energy rating

**E**

Valid until:

**27 February 2029**

Certificate number:

**0390-0631-7709-1622-9002**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

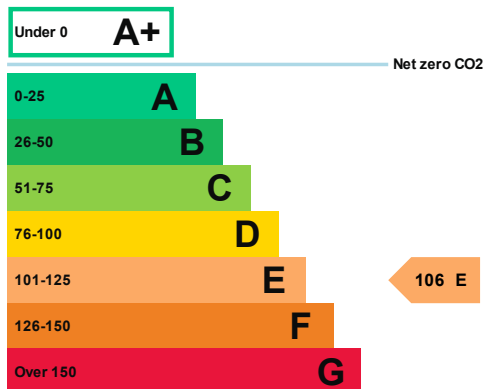
109 square metres

### 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 E.



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

**34 B**

If typical of the existing stock

**100 D**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	70.92
Primary energy use (kWh/m <sup>2</sup> per year)	420

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0991-2627-0640-3700-9103\)](#).

## 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	Ian Brownley
Telephone	07977494783
Email	<a href="mailto:ianbrownley@gmail.com">ianbrownley@gmail.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/008579
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Energy Assessors (Merseyside) Ltd
Employer address	Ravenswood house 30 Chambres road Southport Merseyside PR8 6JQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 February 2019
Date of certificate	28 February 2019