

# Energy Performance Certificate

Non-Domestic Building



Unit 9-10  
Westbrook Trading Estate, Westbrook Road  
Trafford Park  
MANCHESTER  
M17 1AY

Certificate Reference Number:  
0920-6952-0392-7780-5030

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 96

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	463
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	43.7

## Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

87 If typical of the existing stock

## Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

<b>Assessment Software:</b>	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0
<b>Property Reference:</b>	639525870000
<b>Assessor Name:</b>	Peter Walden
<b>Assessor Number:</b>	BREC400004
<b>Accreditation Scheme:</b>	Bre
<b>Employer/Trading Name:</b>	CarbonLow Limited
<b>Employer/Trading Address:</b>	Cuckoostone Grange Cuckoostone Lane Matlock Moor Derbyshire DE4 5LZ
<b>Issue Date:</b>	20 Feb 2012
<b>Valid Until:</b>	19 Feb 2022 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner
<b>Recommendations for improving the property are contained in Report Reference Number: 9673-4082-0529-0500-7291</b>	

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on **0800 085 2005**