Energy Performance Certificate

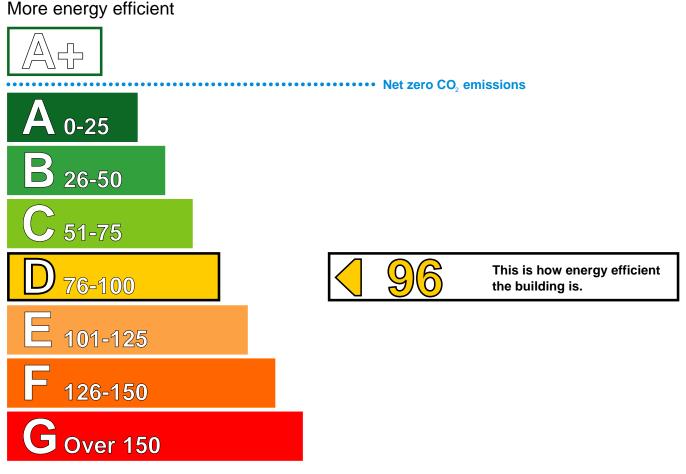
HM Government

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.

Energy Performance Asset Rating



Less energy efficient

Technical information

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

Benchmarks

Buildings similar to this one could have ratings as follows:

If newly built



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If typical of the existing stock

Administrative information

This is an Energy Performance Cer	tificate as defined in SI2007:991 as amended	
Assessment Software:	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0	
Property Reference:	639525870000	
Assessor Name:	Peter Walden	
Assessor Number:	BREC400004	
Accreditation Scheme:	Bre	
Employer/Trading Name:	CarbonLow Limited	
Employer/Trading Address:	Cuckoostone Grange Cuckoostone Lane Matlock Moor Derbyshire DE4 5LZ	
Issue Date:	20 Feb 2012	
Valid Until:	19 Feb 2022 (unless superseded by a later certificate)	
Related Party Disclosure:	Not related to the owner	
Recommendations for improving the property are contained in Report Reference Number: 9673-4082-0529-0500-7291		

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, 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** or call us on **0800 085 2005**