Energy Performance Certificate

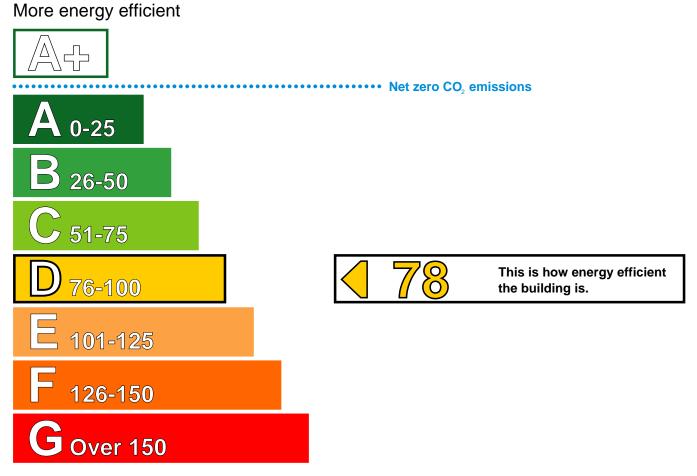
M Government

Non-Domestic Building

F & C Commercial Property Holdings Ltd 82 King Street MANCHESTER M2 4WQ **Certificate Reference Number:** 0250-6959-0340-7610-9040

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

Main heating fuel:	Natural G	as
Building environment:	Air Conditioning	
Total useful floor area (m ²):		13523
Building complexity (NOS level): 4		4
Building emission rate (kgCO ₂ /m ²):		84.39

Benchmarks

Buildings similar to this one could have ratings as follows:



If newly built

If typical of the existing stock

Administrative information

This is an Energy Performance Cer	tificate as defined in SI2007:991 as amended	
Assessment Software:	Carbon Checker v1.5 using calculation engine SBEM v3.5.a.0	
Property Reference:	644599170000	
Assessor Name:	Michael Willey	
Assessor Number:	BREC400016	
Accreditation Scheme:	BRE Global	
Employer/Trading Name:	EPCAS Ltd	
Employer/Trading Address:	4 Rissington Road Tuffley Gloucester GL4 0HP	
Issue Date:	30 May 2010	
Valid Until:	29 May 2020 (unless superseded by a later certificate)	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: 9674-4015-0504-0900-6921		

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**