

Energy Performance Certificate
Non-Domestic Building



Wolfson & Co
60 Talbot Road
Old Trafford
MANCHESTER
M16 0PN

Certificate Reference Number:
0760-0039-3299-0791-0002

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

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 131 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 73
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 90.18

Benchmarks

Buildings similar to this one could have ratings as follows:
33 If newly built
88 If typical of the existing stock

**60 TALBOT ROAD
OLD TRAFFORD
MANCHESTER
M16 0PN**

TO LET - £4,000 P.A.



**GROUND FLOOR OFFICE SUITE
COMPRISING OF THREE OFFICE ROOMS
PLUS KITCHEN AND WC AND BASEMENT
STORAGE. PARKING TO THE REAR.
FLEXIBLE LEASE TERMS.**

ENTRANCE

Hardwood glazed entrance door leading through to inner vestibule with central ceiling light. Wall mounted intercom system with further door leading through to communal hallway with further door leading through to

OFFICE 1 (5.3m x 4.3m)

With two Upvc windows overlooking the front of the property with the benefit of internal security bars and blinds. Two florescent strip ceiling lights. Wall mounted intercom answering phone. Central heating radiator. Numerous power points. Telephone points. Power points. Feature coving picture rail. Door leading through to

VESTIBULE

With central ceiling light. With doors providing access to inner hallway.

OFFICE 2 (5.1m x 3.6m)

Upvc double glazed window overlooking the rear of the property with the benefit of internal security bars and blinds. Numerous florescent strip ceiling lights. Feature coving and picture rail. Central heating radiator. Numerous power points. Telephone points. Power points.

INNER HALLWAY

With florescent strip ceiling lights. Central heating radiator. Rear fire exit. Door providing access to Basements

STATIONERY CUPBOARD

With fitted shelving and light.
Door leading through to

OFFICE 3 (5.6m x 3.9m)

With two hardwood sash style windows overlooking the side of the property with the benefit of internal security bars. Two florescent strip ceiling lights. Numerous power points. Telephone points. Wall mounted thermostatic control. Central heating radiator. Door leading through to

KITCHEN

Stainless steel sink unit set onto base units with run of marble effect work surface to the side. Wall mounted hot water heater. Wall mounted boiler. Power points. Central ceiling light. Hardwood glazed window overlooking the side of the property with the benefit of internal security bars.

WC

With central ceiling light.

OUTSIDE TO THE REAR

To the rear of the property there is hard standing providing sufficient parking.

BASEMENT

If the ingoing tenant wishes then there is additional storage within the basement, which could be allocated.

RATEABLE VALUE

(Vendor please confirm).

RATES PAYABLE

(Vendor please confirm).

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

LOCATION

