

Energy performance certificate (EPC)

137 Alder Wood Avenue LIVERPOOL L24 7RB	Energy rating	Valid until: 27 February 2036
	E	Certificate number: 2000-3102-4060-4807-1391

Property type: Offices and Workshop Businesses

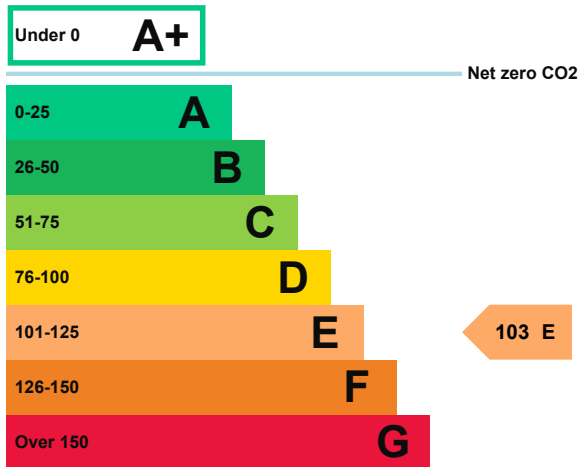
Total floor area: 236 square metres

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

18 A

If typical of the existing stock

74 C

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	34.78
Primary energy use (kWh/m ² per year)	239

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1107-4846-0002-0092-3402\)](#).

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	M. Ijaz Munir
Telephone	07872314115
Email	hello@manchesterepc.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID203644
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Manchester EPC Ltd
Employer address	98 Queensway, Cheadle, SK8 3ET
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 February 2026
Date of certificate	28 February 2026