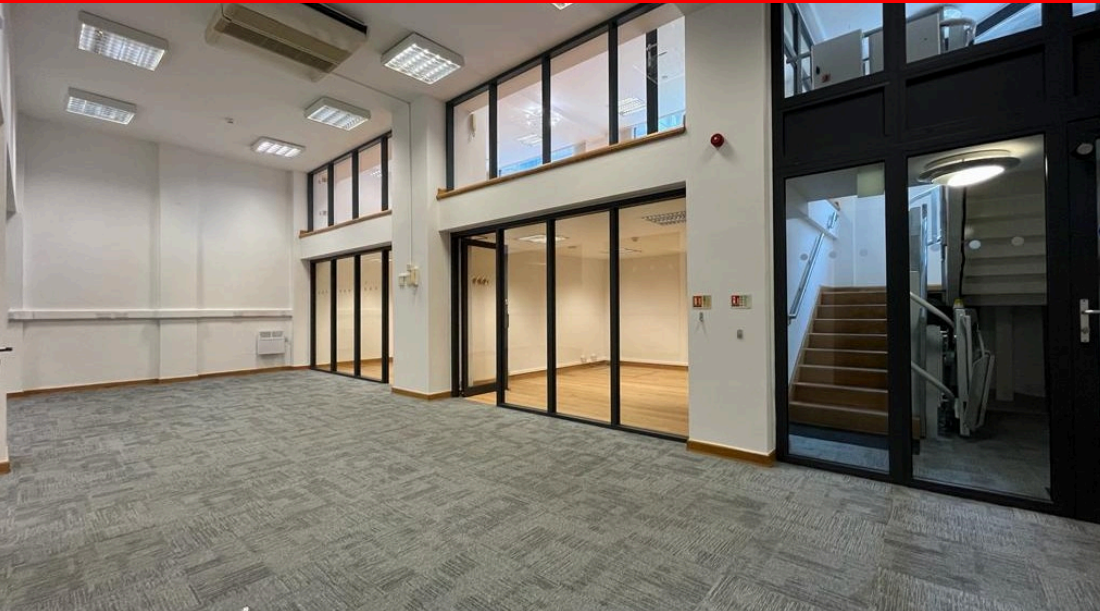




0  
Bedroom

0  
Bathroom



**\*\*Available Now\*\*** C & R City are pleased to bring to the market a 2474 sq.ft. (229.9 sq.m.) office space situated in the heart of Manchester City Centre. The property is situated over the first and basement floors and boasts plenty of natural light, floor to ceiling windows and high ceiling space. Located in close proximity to Piccadilly/Oxford Road train stations and St Peter Square tram stop. The property comprises of a spacious office and meeting room to the ground floor. To the basement level you will find a further spacious office with high ceilings and windows providing natural light, two further meeting rooms, a well presented kitchen, 2 x toilets and 3 x storage areas. Air conditioning units can be found throughout the unit.

To be let on full FRI terms.

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BASEMENT  
1808 sq.ft. (167.9 sq.m.) approx.

GROUND FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



C & R PROPERTIES

TOTAL FLOOR AREA : 2474 sq.ft. (229.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Energy performance certificate (EPC)

Stanlo House 52 Grandy Road MANCHESTER M1 7AY	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: <b>1 August 2031</b> <hr/> Certificate number: <b>5970-1745-9391-0276-5233</b>
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Property type B1 Offices and Workshop businesses

Total floor area 233 square metres

## Rules on letting this property

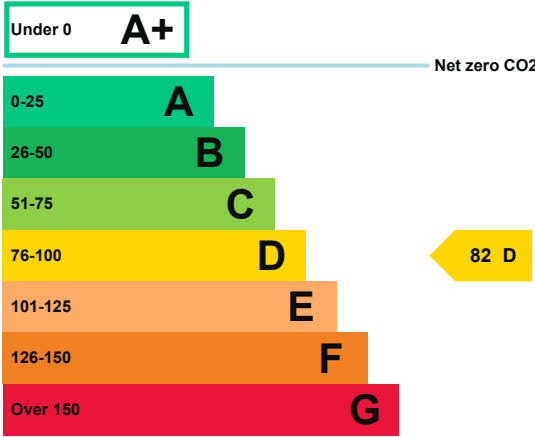
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's current energy rating is D.

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



34 B

If typical of the existing stock



99 D

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## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

49.01

Primary energy use (kWh/m<sup>2</sup> per year)

290

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0877-3748-1475-4216-9735\)](#).

## 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	Stephen Edwards
Telephone	07899653746 
Email	<a href="mailto:info@go-propertyreports.co.uk">info@go-propertyreports.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018407
Telephone	01455 883 250 
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Go Property Reports Ltd
Employer address	1 Selby Place, Berrington House Skelmersdale, WN8 8EF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 July 2021
Date of certificate	2 August 2021

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