Energy performance certificate (EPC)

23-24 Lansdowne Terrace Gosforth Newcastle upon Tyne NE3 1HP	Energy rating **C**	**Valid until:** 28 October 2033 Certificate number: **0786-7523-2276-8199-7886**

Property type	Offices and Workshop Businesses
Total floor area	398 square metres

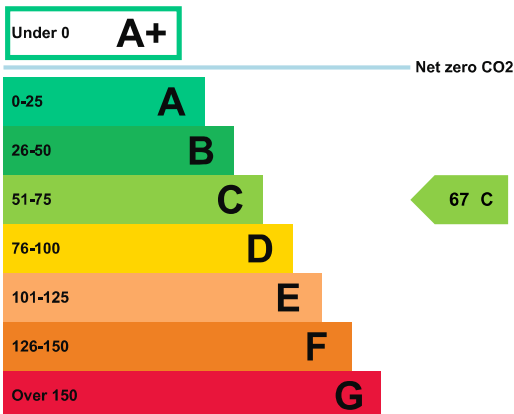## Rules on letting this property

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 C.

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.

Under 0 **A+**

Net zero CO2

| 0-25 | **A** |
| 26-50 | **B** |
| 51-75 | **C** | 67 C
76-100	**D**
101-125	**E**
126-150	**F**
Over 150	**G**

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

88 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	20.21
Primary energy use (kWh/m2 per year)	161

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/5319-4061-0476-5733-7504).

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	Rachel Errington
Telephone	07739 805 405
Email	ray1892@googlemail.com

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/028141
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Bluesky Property and Assessments
Employer address	94c Tynemouth Road, North Shields, NE30 1EE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 October 2023
Date of certificate	29 October 2023