

Energy performance certificate (EPC)

Earl Grey House 75-85 Grey Street NEWCASTLE UPON TYNE NE1 6EF	Energy rating C	Valid until: 12 March 2028
		Certificate number: 9253-3012-0237-0800-9525

Property type

B1 Offices and Workshop businesses

Total floor area

7803 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

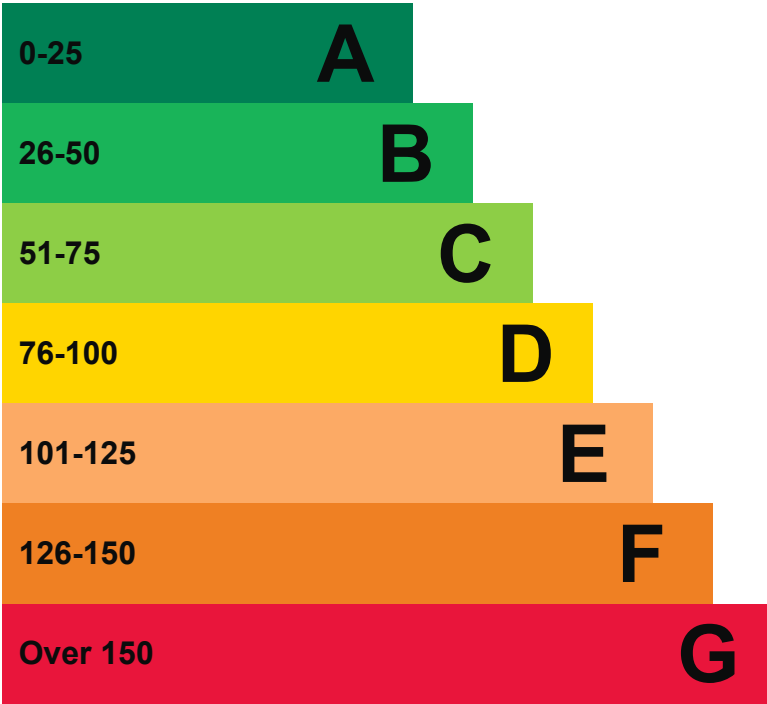
You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is C.

Under 0 **A+**

Net zero CO2



66 | **c**

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

32 | **B**

If typical of the existing stock

95 | **D**

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

Assessment level

4

Building emission rate (kgCO₂/m² per year)50.32

Primary energy use (kWh/m² per year)294

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0920-0843-5279-3122-5006\)](/energy-certificate/0920-0843-5279-3122-5006).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details**Assessor's name**Jay Mehta

Telephone07503499467

Emailjay@greenassessors.co.uk

Accreditation scheme contact details**Accreditation scheme**ECMK

Assessor IDECMK302624

Telephone0333 123 1418

Emailinfo@ecmk.co.uk

Assessment details**Employer**WSP UK

Employer addressWSP House, 70 Chancery Lane, London WC2A 1AF

Assessor's declarationThe assessor is not related to the owner of the property.

Date of assessment21 February 2017

Date of certificate13 March 2018

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number[0820-0831-5270-3192-5092 \(/energy-certificate/0820-0831-5270-3192-5092\)](#)**Expired on**17 February 2020
