

Energy performance certificate (EPC)

Unit 1 Estuary Court Estuary Road Queensway Meadows Industrial Estate NEWPORT NP19 4SX	Energy rating B	Valid until: 1 April 2034
		Certificate number: 1680-3190-2800-2675-2376

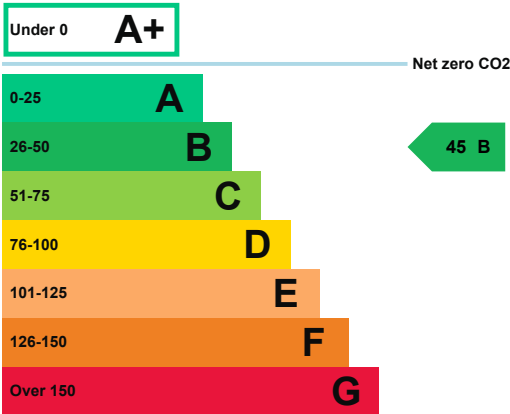
Property type	General Industrial and Special Industrial Groups
Total floor area	185 square metres

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 B.



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	21 A
If typical of the existing stock	98 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	4.87
Primary energy use (kWh/m2 per year)	52

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0351-1992-2387-1469-4314\)](/energy-certificate/0351-1992-2387-1469-4314).

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	Nuttall (M&E) Ltd .
Telephone	07798913245
Email	howard.nuttall@nuttall-engineering.com

Contacting the accreditation scheme

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

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER000163
Telephone	0161 727 4303
Email	info@sterlingaccreditation.com

About this assessment

Employer	Nuttall (M&E) Ltd
Employer address	Trym Lodge, WOT, Bristol, BS9 3HQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 April 2024
Date of certificate	2 April 2024