

# Energy performance certificate (EPC)

Massey Road  
Thornaby  
Stockton on tees  
TS17 6EX

Energy rating

A

Valid until:

30 July 2035

Certificate  
number:

9770-5921-1255-1174-4037

Property type

Offices and Workshop Businesses

Total floor area

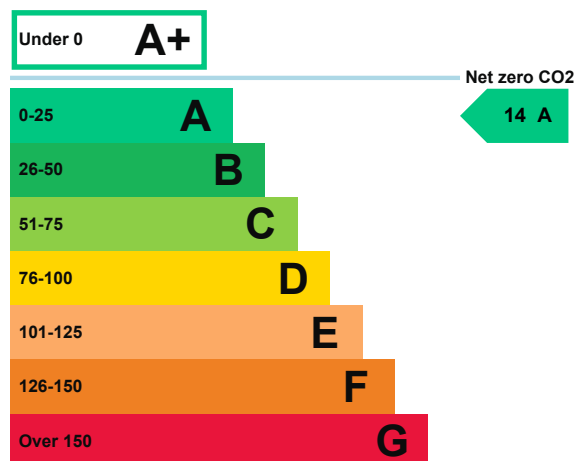
6,137 square metres

## 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 A.



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

12 A

If typical of the existing stock

46 B

# Breakdown of this property's energy performance

|                                            |                           |
|--------------------------------------------|---------------------------|
| Main heating fuel                          | Grid Supplied Electricity |
| Building environment                       | Air Conditioning          |
| Assessment level                           | 4                         |
| Building emission rate (kgCO2/m2 per year) | 4.35                      |
| Primary energy use (kWh/m2 per year)       | 45                        |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2026-4556-7942-4335-0558\)](/energy-certificate/2026-4556-7942-4335-0558).

## 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 | Andrew Engee                                                                     |
| Telephone       | 0191 385 3111                                                                    |
| Email           | <a href="mailto:andrew.engee@jhpartners.co.uk">andrew.engee@jhpartners.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 | CIBSE Certification Limited                                                |
| Assessor's ID        | LCEA120697                                                                 |
| Telephone            | 020 8772 3649                                                              |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |                                                   |
|------------------------|---------------------------------------------------|
| Employer               | JH Partners                                       |
| Employer address       | Lambton Business Park, Chester-Le-Street, DH3 4AN |
| Assessor's declaration | The assessor is employed by the property owner.   |
| Date of assessment     | 1 June 2025                                       |
| Date of certificate    | 31 July 2025                                      |