

Energy performance certificate (EPC)

Unit 12
38 High Street
Tunstall
Stoke on Trent
ST6 5TH

Energy rating

D

Valid until:

12 May 2034

Certificate
number:

**5477-7398-9612-9207-
3809**

Property type

Storage or Distribution

Total floor area

123 square metres

Rules on letting this property

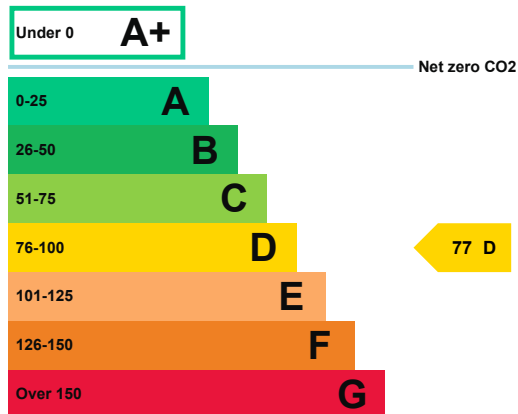
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is 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

10 A

If typical of the existing stock

39 B

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	2.16
Primary energy use (kWh/m ² per year)	24

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2439-2707-3719-3793-3642\)](#).

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	Gary Bradley
Telephone	07968 801703
Email	grbiea@hotmail.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/017616
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Gary R. Bradley
Employer address	9 Shepley Drive, Hazel Grove, Stockport, SK7 6LE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 May 2024
Date of certificate	13 May 2024