

Energy performance certificate (EPC)

Unit 9a
Sedgeleech Industrial Estate
Ash Way
Fencehouses
Houghton Le Spring
DH4 6JW

Energy rating

B

Valid until:

22 August 2035

Certificate number:

6462-5117-1407-3098-1405

Property type

Storage or Distribution

Total floor area

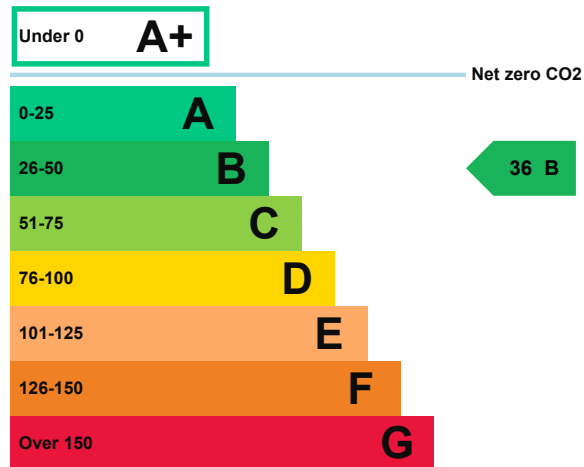
60 square metres

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	27 B
If typical of the existing stock	107 E

Breakdown of this property’s energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	1.18
Primary energy use (kWh/m2 per year)	13

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8318-2684-9482-4824-1323\)](#).

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	blueskypropertyandassessments@gmail.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	14 August 2025
Date of certificate	23 August 2025
