

# Energy performance certificate (EPC)

Unit 10a Samson Close  
Newcastle Upon Tyne  
NE12 6DX

Energy rating

**D**

Valid until: **17 May 2033**

Certificate number: **5357-1248-2987-9362-6717**

Property type **Offices and Workshop Businesses**

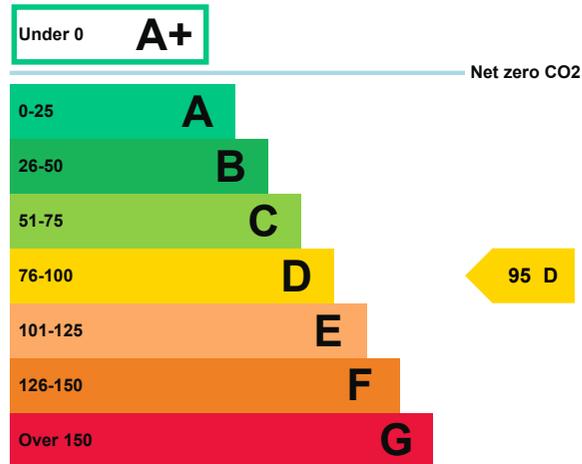
Total floor area **1,720 square metres**

## 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

**14 A**

If typical of the existing stock

**56 C**

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	17.44
Primary energy use (kWh/m <sup>2</sup> per year)	129

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8050-1332-7741-0745-8506\)](/energy-certificate/8050-1332-7741-0745-8506).

## 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	<a href="mailto:ray1892@googlemail.com">ray1892@googlemail.com</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO001348
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### 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	4 May 2023
Date of certificate	18 May 2023