Energy performance certificate (EPC)

Unit 3b Fishburn Industrial Estate Fishburn TS21 4AJ	Energy rating **C**	Valid until: **25 June 2032** Certificate number: **7943-5023-9254-1208-2320**

Property type	Storage or Distribution
Total floor area	96 square metres

Rules on letting this property

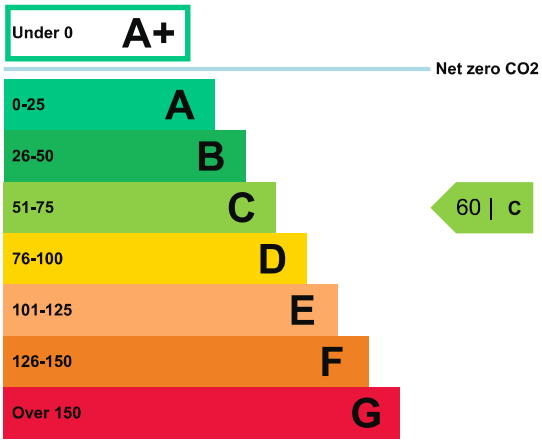
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 24 | A

If typical of the existing stock: 97 | D

Breakdown of this property’s energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	1.98
Primary energy use (kWh/m2 per year)	22

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6688-9314-0700-6318-8274).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Rachel Errington
Telephone	07739 805 405
Email	ray1892@googlemail.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO001348
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Bluesky Assessments Ltd
Employer address	1a Park Crescent, Nrth Shields NE30 2HR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 June 2022
Date of certificate	26 June 2022