Energy performance certificate (EPC)

Unit 11a Tanfield Lea Industrial Estate North Tanfield Lea STANLEY DH9 9UU	Energy rating **C**	Valid until: **5 July 2033** Certificate number: **5141-8765-2939-3940-8088**

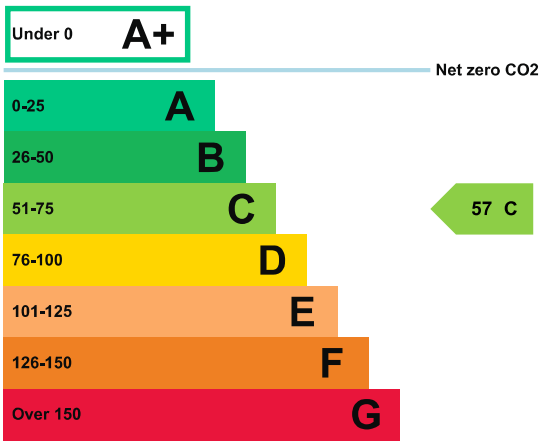
Property type	Storage or Distribution
Total floor area	96 square metres

Rules on letting this property

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

Energy rating and score

This property's current energy rating is C.



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	24 A
If typical of the existing stock	96 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)	1.74
Primary energy use (kWh/m2 per year)	19

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6513-3522-7432-8823-7369).

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	ray1892@googlemail.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	7 June 2023
Date of certificate	6 July 2023