

Energy performance certificate (EPC)

Unit 1 Mandale Park
Cannon Street
Middlesbrough
TS1 5AJ

Energy rating

B

Valid until: **8 December 2032**

Certificate number: **9318-6560-9462-2210-2872**

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

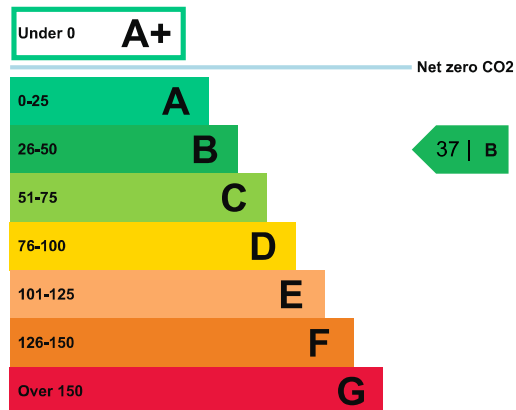
144 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is B.



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

60 | C

If typical of the existing stock

174 | G

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

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

4

Building emission rate (kgCO₂/m² per year)

34.26

Primary energy use (kWh/m² per year)

203

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2748-7249-9350-9543-8226\)](#).

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	Bryan Wood
Telephone	01904 674890
Email	mail@thefesgroup.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/013257
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	FES Construction Consultancy Group Ltd
Employer address	Clifford Chambers, 4 Clifford Street, York, YO1 9RD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 December 2022
Date of certificate	9 December 2022
