

# Energy performance certificate (EPC)

warehouse WGR Steel (LHS rear of SBUK)  
Dockside Road Industrial Estate  
Cochranes Wharf  
Middlesbrough  
TS3 6AU

Energy rating

**A**

Valid until: **9 August 2033**

Certificate number: **5234-5785-6173-3653-9402**

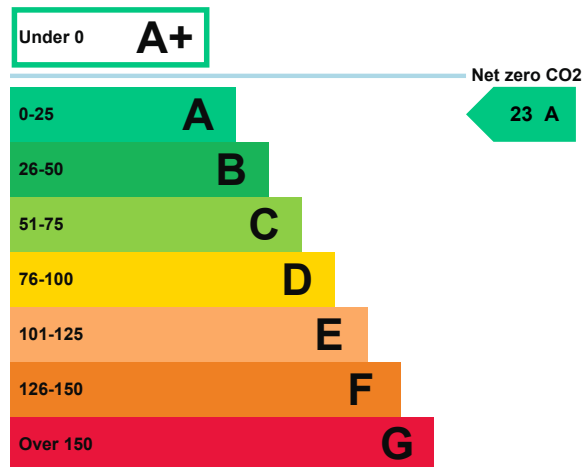
Property type	General Industrial and Special Industrial Groups
Total floor area	1,897 square metres

## 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 A.



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

**13 A**

If typical of the existing stock

**51 C**

## Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	2.82
Primary energy use (kWh/m <sup>2</sup> per year)	31

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5970-8344-2196-2140-6637\)](/energy-certificate/5970-8344-2196-2140-6637).

## 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	Tanya Lewis
Telephone	07967335802
Email	<a href="mailto:tlewisepc@yahoo.co.uk">tlewisepc@yahoo.co.uk</a>

### 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/019561
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Lewis Surveyors Energy Ltd
Employer address	3 Lavender Lane, Wynyard, Billingham, Stockton on Tees, TS22 5GX
Assessor's declaration	The assessor is contracted by the owner to provide other energy assessment services.
Date of assessment	8 August 2023
Date of certificate	10 August 2023