Energy performance certificate (EPC)

Unit 37h Bede Industrial Estate Jarrow NE32 3EW	Energy rating **B**	Valid until: **3 May 2033** Certificate number: **6789-6073-9594-7223-0143**

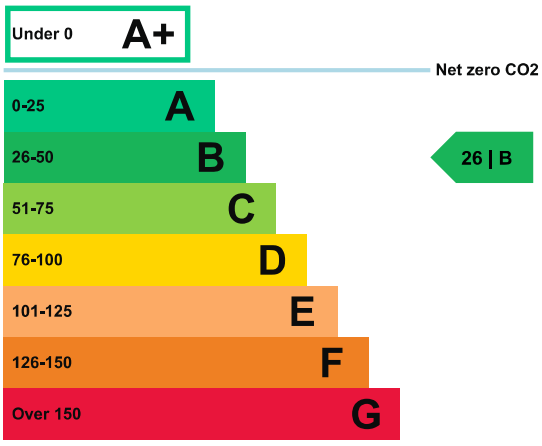
Property type	Retail/Financial and Professional Services
Total floor area	51 square metres

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 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)	0.79
Primary energy use (kWh/m2 per year)	9

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/7142-7740-8139-1394-5218).

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 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	21 April 2023
Date of certificate	4 May 2023