# Energy performance certificate (EPC)

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| 2a Belford Industrial Estate<br>Belford<br>NE70 7DT | Energy rating<br>**B** | Valid until: **16 January 2033**<br>Certificate number: **3443-3631-5500-6307-1461** |

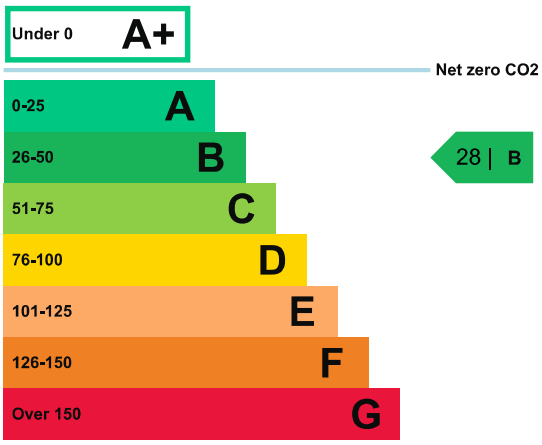
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|---|---|
| Property type | Storage or Distribution |
| Total floor area | 44 square metres |

## 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:

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| If newly built | 24 \| A |
| If typical of the existing stock | 96 \| D |

## Breakdown of this property’s energy performance

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| Main heating fuel | Other |
| Building environment | Unconditioned |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 0.92 |
| Primary energy use (kWh/m2 per year) | 10 |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/9274-3031-2684-0808-3598).

## 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

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

### Accreditation scheme contact details

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

### Assessment details

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| Employer | Bluesky Assessments Ltd |
| 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 | 9 January 2023 |
| Date of certificate | 17 January 2023 |