

Energy performance certificate (EPC)

19a Follingsby Avenue GATESHEAD NE10 8YF	Energy rating <div>A</div>	Valid until: 13 September 2032 <div></div> Certificate number: 8860-7046-9114-0787-3445
--	-------------------------------	---

Property type

Storage or Distribution

Total floor area

832 square metres

Rules on letting this property

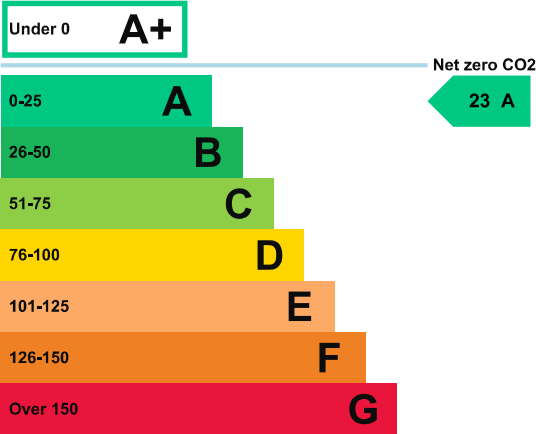
Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property’s current energy rating is A.

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	11 A
If typical of the existing stock	30 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO2/m2 per year)	8.94
Primary energy use (kWh/m2 per year)	69

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3448-6776-6385-4096-6822\)](#).

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	Richard Masters
Telephone	02076229555
Email	richard.masters@malcolmhollis.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/019155
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Hollis
Employer address	The Lexicon, 10-12 Mount Street, Manchester M2 5NT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 September 2022
Date of certificate	14 September 2022
