

# Energy performance certificate (EPC)

Ulster North East Alston Road Washington NE38 8PP	Energy rating	Valid until: <b>22 January 2034</b>
	<b>C</b>	Certificate number: <b>0250-1160-3139-7566-4918</b>

Property type	General Industrial and Special Industrial Groups
Total floor area	14,386 square metres

## Rules on letting this property

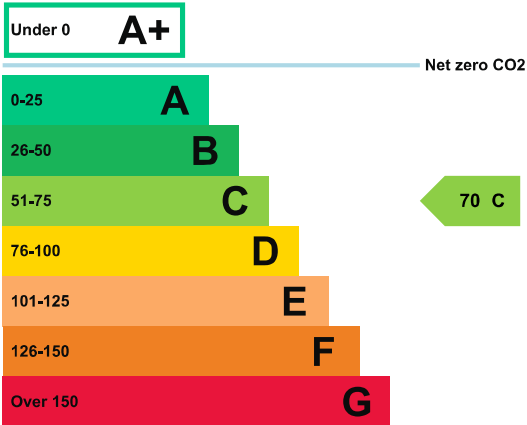
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.

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	<b>21 A</b>
If typical of the existing stock	<b>84 D</b>

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	20.49
Primary energy use (kWh/m <sup>2</sup> per year)	113

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5676-0192-0770-4472-4929\)](/energy-certificate/5676-0192-0770-4472-4929).

## 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	Courtney Hughes
Telephone	0333 566 0182
Email	<a href="mailto:courtney.hughes@meessolutions.co.uk">courtney.hughes@meessolutions.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	CIBSE Certification Limited
Assessor's ID	LCEA206361
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	MEES Solutions
Employer address	5 Ram Court
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	12 December 2023
Date of certificate	23 January 2024