

Energy performance certificate (EPC)

Douglas Court
Eleventh Avenue North
Team Valley
GATESHEAD
NE11 0JY

Energy rating

C

Valid until: 26 April 2032

Certificate number: 2091-3194-9020-8204-5205

Property type

B8 Storage or Distribution

Total floor area

745 square metres

Rules on letting this property

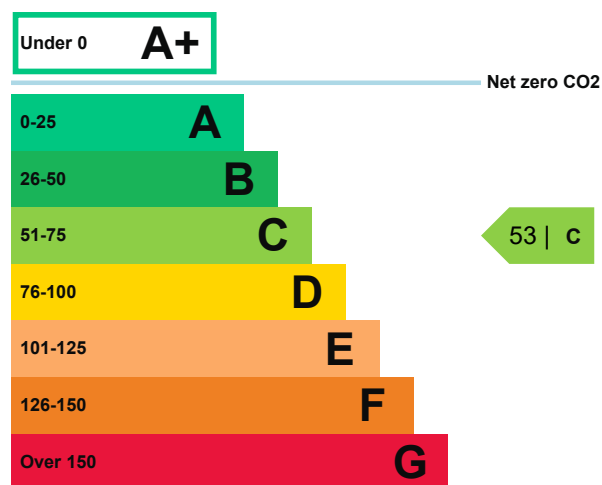
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



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

27 | B

If typical of the existing stock

80 | D

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

33.52

Primary energy use (kWh/m² per year)

198

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1504-9242-9002-1904-2806\)](#).

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	David B Lygate NDEA DEA GDA
Telephone	01560428159
Email	dblygate@aol.com

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID203555
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Employer	EPC Surveyors
Employer address	Firholm, Haplandmuir, Lugton Road, Dunlop KA3 4DR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 April 2022
Date of certificate	27 April 2022
