

# Energy performance certificate (EPC)

Main Building Lanchester Wines Former Morrisons Depot Abbotsford Road Gateshead NE10 0EX	Energy rating <b>A</b>	Valid until: <b>3 March 2034</b>
		Certificate number: <b>2539-3549-5047-9700-0195</b>

Property type	Storage or Distribution
Total floor area	19,706 square metres

## Rules on letting this property

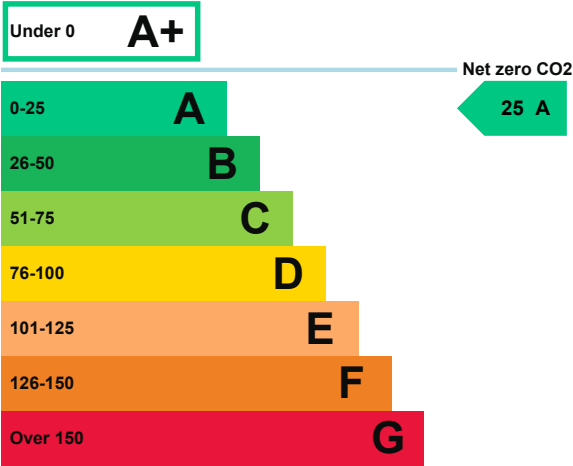
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is A.

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

14 A

If typical of the existing stock

58 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	11.65
Primary energy use (kWh/m <sup>2</sup> per year)	124

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5050-5744-3072-9499-1906\)](/energy-certificate/5050-5744-3072-9499-1906).

## 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	Adel Rohafza Mahboobi
Telephone	08444997574
Email	<a href="mailto:adel@greenzonesurveys.com">adel@greenzonesurveys.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID208606
Telephone	01225 667 570
Email	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

### About this assessment

Employer	Green Zone Surveys (UK) Ltd
Employer address	Second Floor Cobalt Business Exchange Cobalt Park Way Newcastle upon Tyne NE28 9NZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 January 2024
Date of certificate	4 March 2024