

Energy performance certificate (EPC)

Unit 23-24 Rosevale Road Parkhouse Industrial Estate West NEWCASTLE ST5 7EF	Energy rating D	Valid until: 10 January 2032
		Certificate number: 1836-0225-4804-6921-0861

Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	4,892 square metres

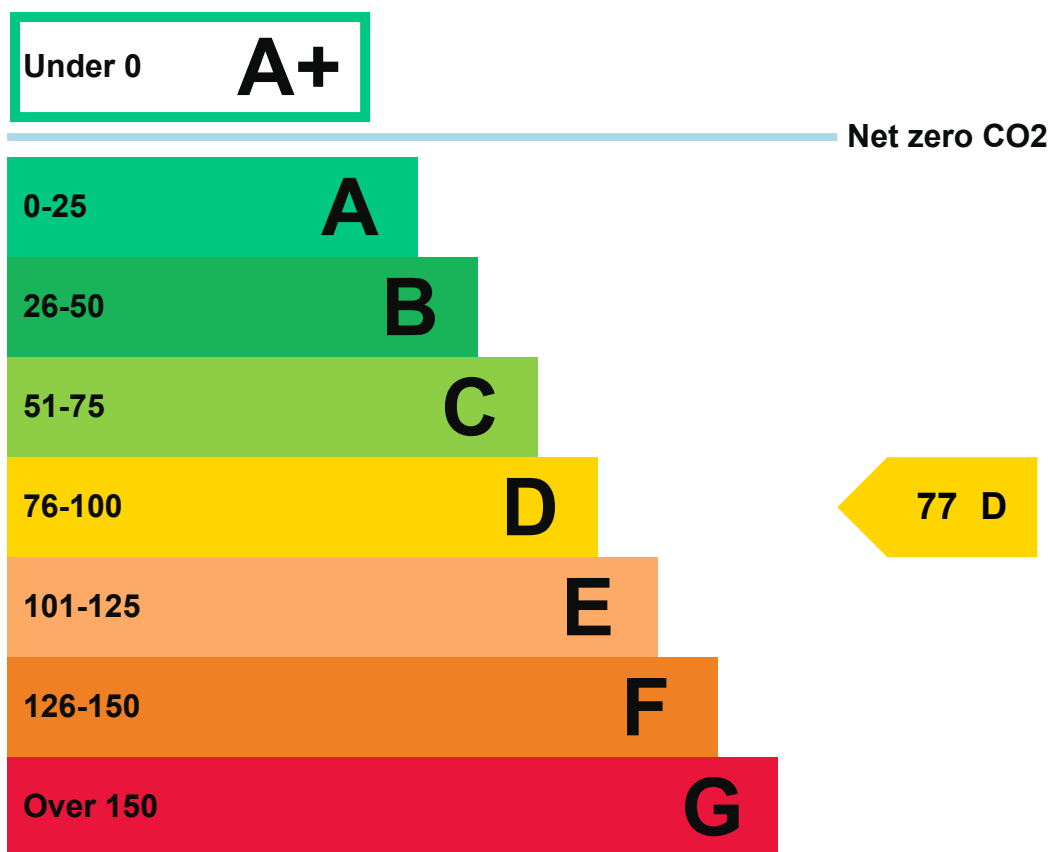
Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D.



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

22 A

If typical of the existing stock

63 C

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	78.89
Primary energy use (kWh/m ² per year)	456

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6249-2456-2550-7121-4643\)](/energy-certificate/6249-2456-2550-7121-4643).

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	Steven Morris
Telephone	01244 322 500
Email	steve@morganmaire.co.uk

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/015332
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Morgan Maire & Co Limited
Employer address	3B Uppereastgate Row, Chester, CH1 1LQ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	1 November 2021
Date of certificate	11 January 2022

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	2701-9851-3770-1711-2189 (/energy-certificate/2701-9851-3770-1711-2189)
Valid until	3 November 2031
Certificate number	0950-0332-1439-1993-4002 (/energy-certificate/0950-0332-1439-1993-4002)
Expired on	12 July 2022
Certificate number	0230-5944-0339-1090-3010 (/energy-certificate/0230-5944-0339-1090-3010)
Expired on	24 July 2021



Service performance (/service-performance)

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