

Energy performance certificate (EPC)

28 Rothbury Road MIDDLESBROUGH TS3 7NW	Energy rating	Valid until: 22 April 2029
	D	Certificate number: 9681-3039-0489-0490-2121

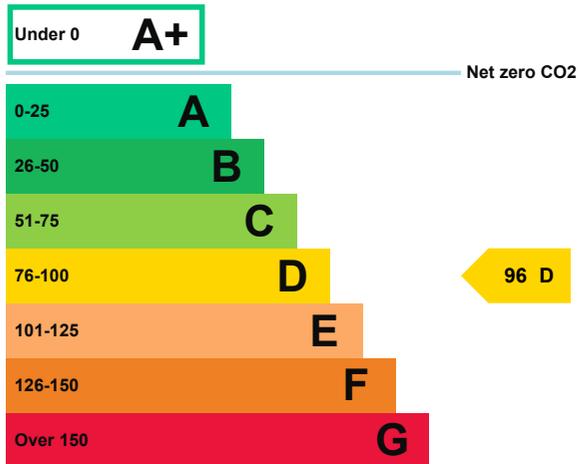
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	80 square metres

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 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

26 B

If typical of the existing stock

76 D

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 ₂ /m ² per year)	98.34
Primary energy use (kWh/m ² per year)	582

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0260-0448-8499-1329-1092\)](#).

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	Sanjodh Toor
Telephone	07966661379
Email	stoor@fadingfootprints.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	ECMK
Assessor's ID	ECMK300840
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Fading Footprints Ltd
Employer address	University of Leeds Innovation Centre 103 Clarendon Road Leeds LS2 9DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 November 2018
Date of certificate	23 April 2019