

# Energy performance certificate (EPC)

|  |                           |   |
|--|---------------------------|---|
| Osprey House, Building 1<br>Ore Close<br>Lymesdale Business Park<br>NEWCASTLE<br>ST5 9QD | Energy rating<br><b>C</b> | Valid until: <b>27 February 2030</b>                |
|  |                           | Certificate number: <b>0126-2327-4730-0400-4003</b> |

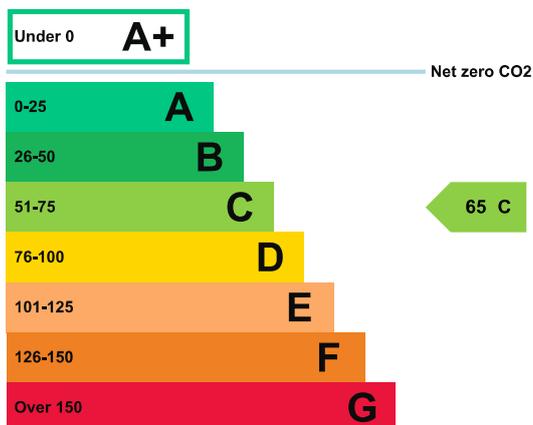
|                  |                                    |
|------------------|------------------------------------|
| Property type    | B1 Offices and Workshop businesses |
| Total floor area | 1,042 square metres                |

## 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>26 B</b> |
| If typical of the existing stock | <b>76 D</b> |

## Breakdown of this property's energy performance

|   |                           |
|---|---------------------------|
| Main heating fuel   | Grid Supplied Electricity |
| Building environment  | Air Conditioning          |
| Assessment level  | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 50.64                     |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 300                       |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0220-4241-0440-7070-3064\)](/energy-certificate/0220-4241-0440-7070-3064).

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## 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 | Timothy Havard   |
| Telephone       | 07580978368  |
| Email           | <a href="mailto:oakbrookconsultants@gmail.com">oakbrookconsultants@gmail.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 | Elmhurst Energy Systems Ltd  |
| Assessor's ID        | EES/010360   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | The Oakbrook Consultancy                                  |
| Employer address       | 20 Richard Moon Street, Crewe, Cheshire, CW1 3AX          |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 20 February 2020  |
| Date of certificate    | 28 February 2020  |

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