

# Energy performance certificate (EPC)

UNIT 3/4  
Rudyard House  
Benton Road  
West Allotment  
NEWCASTLE UPON TYNE  
NE27 0EP

Energy rating

C

Valid until:

30 April 2027

Certificate number: 0591-9747-3430-1000-7333

Property type A1/A2 Retail and Financial/Professional services

Total floor area 124 square metres

## Rules on letting this property

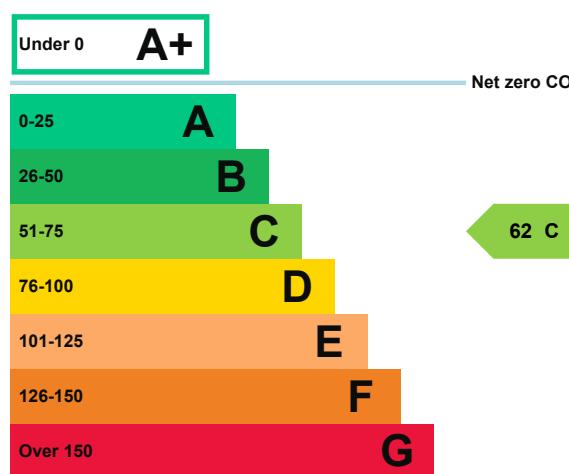
Properties can be let if they have an energy rating from A+ to E.

## 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

27 B

If typical of the existing stock

79 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 <sub>2</sub> /m <sup>2</sup> per year)	82.92
Primary energy use (kWh/m <sup>2</sup> per year)	491

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report](#) ([/energy-certificate/0940-7905-0433-7143-7014](#)).

## 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	Philip Ternent
Telephone	07771 888843
Email	<a href="mailto:philternent@gmail.com">philternent@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/010461
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	The Bell Partnership CES Ltd
Employer address	17 Linden Road, Newcastle
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 April 2017
Date of certificate	1 May 2017