

Energy performance certificate (EPC)

Unit 1 25 Ocean Road South Shields Newcastle NE33 2HT	Energy rating	Valid until: 9 October 2035
	B	Certificate number: 1123-0712-0134-5270-7500

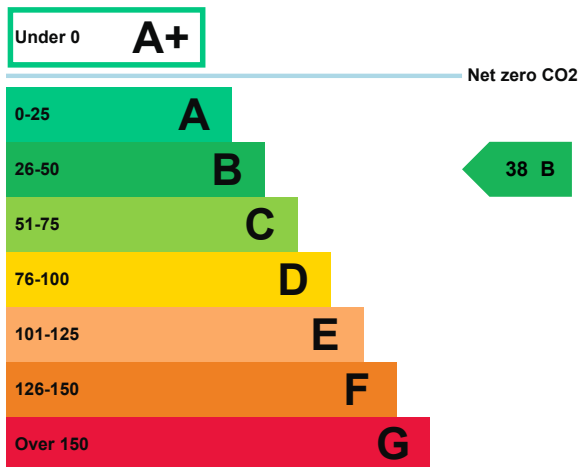
Property type	Retail/Financial and Professional Services
Total floor area	252 square metres

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 B.



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

32 B

If typical of the existing stock

128 F

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	39.8
Primary energy use (kWh/m ² per year)	323

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0829-7356-7470-3756-5031\)](/energy-certificate/0829-7356-7470-3756-5031).

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	Richard Williams
Telephone	07493080466
Email	richard@energyrich.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/027829
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Vital Direct
Employer address	Grenville Court Britwell Road Burnham Slough SL18DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	10 October 2025
Date of certificate	10 October 2025