

Energy performance certificate (EPC)

55 Linthorpe Road
MIDDLESBROUGH
TS1 5BS

Energy rating

C

Valid until: 3 July 2033

Certificate number: 2208-6586-1606-8918-8963

Property type	Retail/Financial and Professional Services
Total floor area	873 square metres

Rules on letting this property

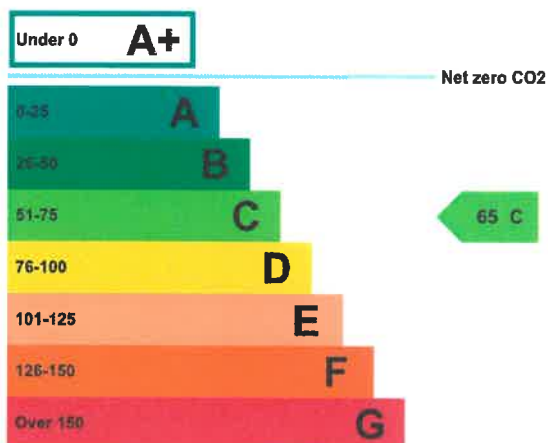
Properties can be let if they have an energy rating from A+ to E.

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

15 A

If typical of the existing stock

59 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	5.87
Primary energy use (kWh/m ² per year)	64

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0084-7459-4113-3207-4321\)](/energy-certificate/0084-7459-4113-3207-4321).

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	Abdul Majeed
Telephone	02036 673 353
Email	majeed00@btinternet.com

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/024888
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	London Property Reports
Employer address	.
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	16 February 2023
Date of certificate	4 July 2023