

# Energy performance certificate (EPC)

32a Cockerton Green  
DARLINGTON  
DL3 9EU

Energy rating

**F**

Valid until:

**12 August 2028**

Certificate  
number:

**0197-7087-2130-9200-6403**

Property type

**B1 Offices and Workshop businesses**

Total floor area

**215 square metres**

## Rules on letting this property

**! You may not be able to let this property.**

This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

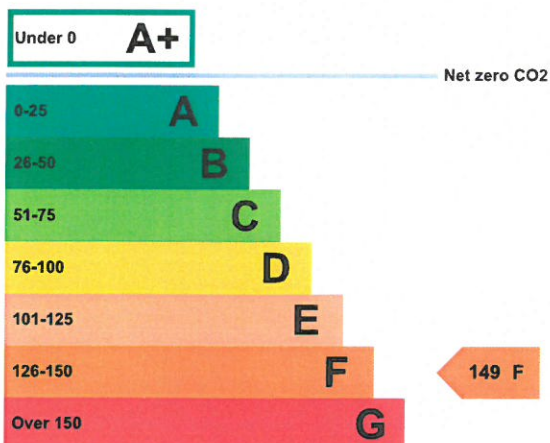
Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

## Energy rating and score

Properties get a rating from A+ (best) to G (worst) and a score.

This property's energy rating is F.

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	30 B
If typical of the existing stock	88 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 (kgCO2/m2 per year)	117.57
Primary energy use (kWh/m2 per year)	695

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0780-6921-0424-7910-0074\)](/energy-certificate/0780-6921-0424-7910-0074).

## 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	David Fairley
Telephone	07901710661
Email	<a href="mailto:david.fairley@sw.co.uk">david.fairley@sw.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Sterling Accreditation Ltd
Assessor's ID	STER500117
Telephone	0161 727 4303
Email	<a href="mailto:info@sterlingaccreditation.com">info@sterlingaccreditation.com</a>

### About this assessment

Employer	Sanderson Weatherall
Employer address	Roseberry House, 3 Kingfisher Way, Stockton On Tees, TS18 3EX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	31 August 2014
Date of certificate	13 August 2018

---