

# Energy performance certificate (EPC)

FF & SF OFFICES 12-14 Broad Street MAGHERAFELT BT45 6EA	Energy rating <div>D</div>	Valid until: 26 March 2026 Certificate number: 9732-3037-0066-0801-4321
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Property type

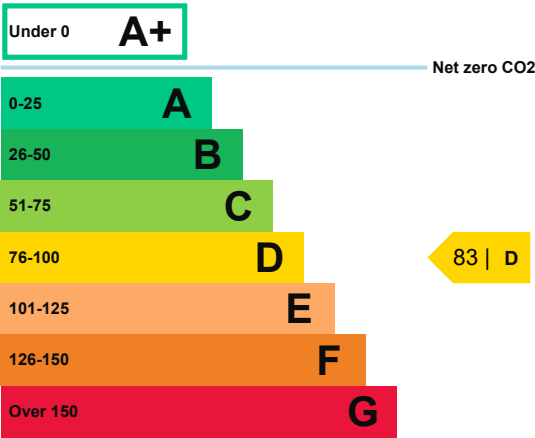
A1/A2 Retail and Financial/Professional services

Total floor area

256 square metres

## Energy efficiency rating for this property

This property’s current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 | A

If typical of the existing stock

67 | C

## 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)	87.27

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0471-0846-3069-2327-3002\)](#).

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Barry O Neill
Telephone	07763922223
Email	<a href="mailto:barry@elanenvironmental.com">barry@elanenvironmental.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO005086
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

Employer	Elan Environmental
Employer address	67 Castlereagh Street Belfast BT5 4NF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 March 2016
Date of certificate	27 March 2016

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