

Energy performance certificate (EPC)

4a Connsbrook Avenue BELFAST BT4 1JT	Energy rating <div>C</div>	Valid until: 23 January 2034 <div></div> Certificate number: 3310-0959-7106-6089-3278
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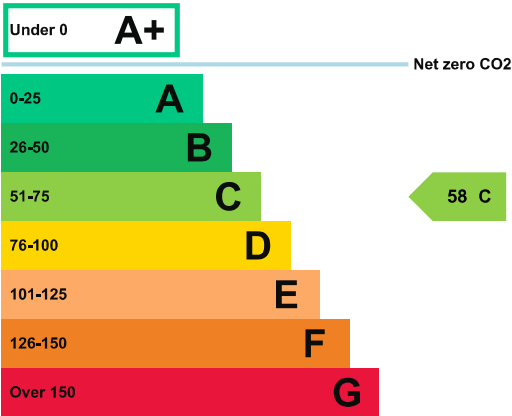
Property type	B1 Offices and Workshop businesses
Total floor area	615 square metres

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	30 B
If typical of the existing stock	81 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	31.53
Primary energy use (kWh/m ² per year)	207

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7784-7072-7963-6630-3338\)](/energy-certificate/7784-7072-7963-6630-3338).

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	Barry O Neill
Telephone	07763922223
Email	barry@elanenvironmental.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK301792
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Elan Environmental Ltd
Employer address	City East BP, 68 - 72 Newtownards Road, Belfast BT4 1GW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 January 2024
Date of certificate	24 January 2024