

Energy performance certificate (EPC)

2-10 East Bridge Street  
Belfast  
BT1 3NQ

Energy rating  

A

Valid until:  
8 August 2033

Certificate number:  
3691-1694-2712-8631-3416

Property type	B1 Offices and Workshop businesses
Total floor area	2,560 square metres

Energy rating and score

This property’s energy rating is A.

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.

The figure shows a horizontal energy rating scale from A+ to G. A+ is 'Under 0', A is '0-25', B is '26-50', C is '51-75', D is '76-100', E is '101-125', F is '126-150', and G is 'Over 150'. A green arrow labeled 'Net zero CO2' points to the '24 A' mark on the scale.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

29

B

If typical of the existing stock

77

D

<https://find-energy-certificate.service.gov.uk/energy-certificate/3691-1694-2712-8631-3416?print=true>

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## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	15.31
Primary energy use (kWh/m <sup>2</sup> per year)	86

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9159-0601-3863-2007-4285\)](/energy-certificate/9159-0601-3863-2007-4285).

## 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	Ondrej Gajdos
Telephone	0208 099 5978
Email	<a href="mailto:og@ogenergy.co.uk">og@ogenergy.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	CIBSE Certification Limited
Assessor's ID	LCEA099330
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	
Employer address	
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	7 August 2023
Date of certificate	9 August 2023