

# Energy performance certificate (EPC)

Unit 7a  
Locksley Business Park  
39 Montgomery Road  
BELFAST  
BT6 9HL

Energy rating

C

Valid until:

5 November 2024

Certificate number:

9984-3079-0945-0690-5501

|                  |  |
|------------------|--|
| Property type    | A1/A2 Retail and Financial/Professional services |
| Total floor area | 182 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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale ranges from A+ (Under 0) to G (Over 150). A vertical line marks the 'Net zero CO2' point. The property's rating of 64 C is highlighted with a green arrow pointing to the C band.

| 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                   | 26 B |
| If typical of the existing stock | 70 C |

<https://find-energy-certificate.service.gov.uk/energy-certificate/9984-3079-0945-0690-5501?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  | 3                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 65.17                     |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0590-0644-8959-4709-5092\)](/energy-certificate/0590-0644-8959-4709-5092).

## 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 | Robert McFarland |
|-----------------|------------------|

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO006945   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |   |
|------------------------|---|
| Employer               | Energy Control Ireland Ltd                                |
| Employer address       | 1, Carrickblackler Avenue, Portadown, Craigavon, BT63 5BB |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 5 November 2014   |
| Date of certificate    | 6 November 2014   |