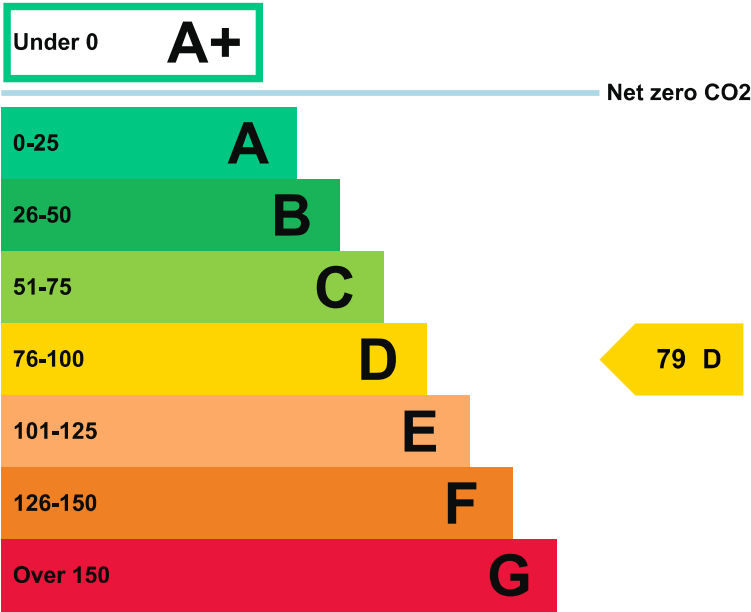


Energy performance certificate (EPC)

| | | | |
|---|-------------------------------|------------------------------------|--------------------------|
| 23 BEDFORD STREET BELFAST BT2 7EJ | Energy rating <div>D</div> | Valid until: | 10 December 2030 |
| | | Certificate number: | 0422-8455-9452-2058-0651 |
| Property type | | B1 Offices and Workshop businesses | |
| Total floor area | | 601 square metres | |

Energy rating and score

This property's energy rating is D.



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 | 29 B |
| If typical of the existing stock | 77 D |

Breakdown of this property's energy performance

| | |
|---|---------------------------|
| Main heating fuel | Grid Supplied Electricity |
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 44.76 |
| Primary energy use (kWh/m2 per year) | 253 |

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1722-9525-6254-7081-7003\)](#).

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 | Eamon Lynch - 360 Energy |
| Telephone | 02838394090 |
| Email | eamon@360-energy.co.uk |

Contacting the accreditation scheme

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

| | |
|-----------------------------|--|
| Accreditation scheme | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/023963 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|-------------------------------|---|
| Employer | 360 Energy |
| Employer address | 22b High Street, Portadown, Craigavon, BT62 1HZ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 27 November 2020 |
| Date of certificate | 11 December 2020 |

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

OGL

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