

# Energy performance certificate (EPC)

Office 1  
First Floor  
69a Newry Street  
BANBRIDGE  
BT32 3ED

Energy rating

C

Valid until: 22 June 2032

Certificate number: 7134-5262-3247-7621-9648

Property type

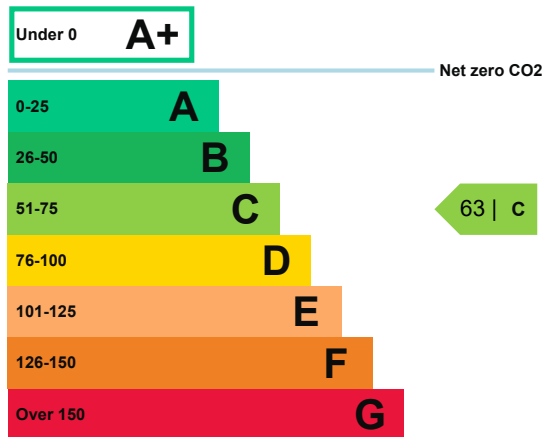
A1/A2 Retail and Financial/Professional services

Total floor area

75 square metres

## Energy efficiency rating for this property

This property's current energy rating is C.



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 (CO<sub>2</sub>) your property is likely to emit.

## 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

69 | 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 (kgCO <sub>2</sub> /m <sup>2</sup> per year)	74.34
Primary energy use (kWh/m <sup>2</sup> per year)	420

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3372-3220-1455-6767-5365\)](#).

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## 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	Brian Clarke
Telephone	02841752506
Email	<a href="mailto:brian@bestpropertyservices.com">brian@bestpropertyservices.com</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008901
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	My trading name
Employer address	My trading address
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 June 2022
Date of certificate	23 June 2022

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