

Energy Performance Certificate

Northern Ireland

Non-Domestic Building

Unit 3, Europa Tool House
Springbank Industrial Estate
Pembroke Loop Road
BELFAST
BT17 0QL

Certificate Reference Number:
0240-1980-0344-0180-2074

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 70

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	3434
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	43.4
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have rating as follows:

23

If newly built

62

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings (Certificates and Inspections) Regulations (Northern Ireland) 2008 (as amended).

Assessment Software: iSBEM v4.1.e using calculation engine SBEM v4.1.e.5

Property Reference: 174802800000

Assessor Name: Geoffrey Kennedy

Assessor Number: STRO005203

Accreditation Scheme: Stroma Accreditation

Employer/Trading Name: NI Property Group

Employer/Trading Address: 7 Rathconvil Road, Poyntzpass, Newry

Issue Date: 02 May 2014

Valid Until: 01 May 2024 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 9107-4084-0844-0200-1025

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get the contact details of the accreditation scheme from the website for the Department of Finance at www.finance-ni.gov.uk, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.