



VITAL

Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

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ENERGY PERFORMANCE CERTIFICATE

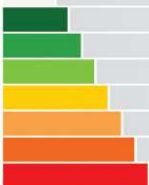
E1/E2
Fairacres Industrial Estate
Windsor
SL4 4LE

6th October 2021

UK-wide services

- Energy Performance Certificates
- Air-conditioning Inspections
- Fire Risk Assessments
- Land Registry Plans
- Energy Efficiency Upgrades
- Facilities Management
- EPC Plus Upgrade Reports

We keep buildings safe, secure & sustainable



Energy performance certificate (EPC)

Unit E1/E2 Fairacres Industrial Estate WINDSOR SL4 4LE	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 5 October 2031 <hr/> Certificate number: 2175-6538-7624-8772-8380
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Property type B1 Offices and Workshop businesses

Total floor area 664 square metres

Rules on letting this property

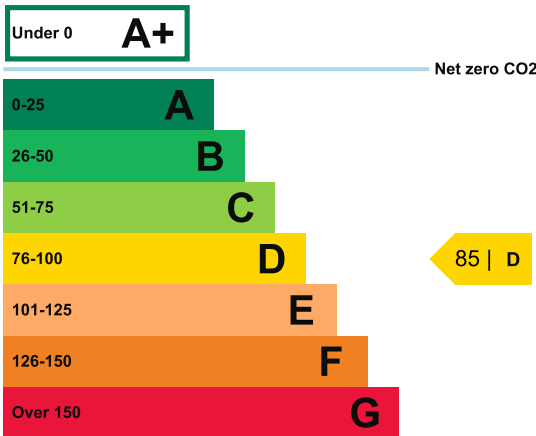
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 23 | A

If typical of the existing stock 68 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	95.67
Primary energy use (kWh/m ² per year)	454

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5236-7384-7645-2624-5618\)](/energy-certificate/5236-7384-7645-2624-5618).

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	Daniel Bowley
Telephone	03451117700
Email	dan72uk@outlook.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO035359
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Vital
Employer address	Grenville Court, Britwell Road, Burnham, Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 October 2021
Date of certificate	6 October 2021

Energy performance certificate (EPC) recommendation report

Unit E1/E2 Fairacres Industrial Estate WINDSOR SL4 4LE	Report number 5236-7384-7645-2624-5618
	Valid until 5 October 2031

Energy rating and EPC

This property's current energy rating is D.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 to 7 years

Recommendation	Potential impact
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium

Changes that pay for themselves in more than 7 years

Recommendation	Potential impact
Consider replacing heating boiler plant with a condensing type.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing an air source heat pump.	Medium
Roof is poorly insulated. Install or improve insulation of roof.	Medium
Consider installing PV.	Low

Additional recommendations

Recommendation	Potential impact
Consider installing solar water heating.	Low

Property and report details

Report issued on	6 October 2021
Total useful floor area	664 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v5.6.b, SBEM, v5.6.b.0

Assessor's details

Assessor's name	Daniel Bowley
Telephone	03451117700
Email	dan72uk@outlook.com
Employer's name	Vital
Employer's address	Grenville Court, Britwell Road, Burnham, Slough SL1 8DF
Assessor ID	STRO035359
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Stroma Certification Ltd