

Energy performance certificate (EPC)

First Floor
2 Broad Street
WOKINGHAM
RG40 1AB

Energy rating

E

Valid until: **15 October 2031**

Certificate number: **8115-6894-7603-6495-0705**

Property type	B1 Offices and Workshop businesses
Total floor area	58 square metres

Rules on letting this property

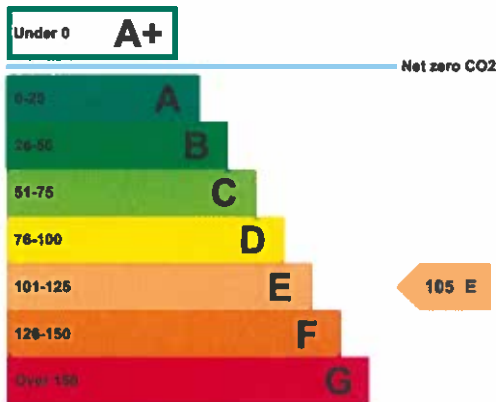
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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

28 B

If typical of the existing stock

82 D

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 ₂ /m ² per year)	70.56
Primary energy use (kWh/m ² per year)	417

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0390-2506-9005-6994-3892\)](/energy-certificate/0390-2506-9005-6994-3892).

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	Andrew Amos
Telephone	01225984827
Email	aa@andrew-amos.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/008039
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Andrew Amos
Employer address	36 Henleaze Gardens, Bristol, BS9 4HJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 October 2021
Date of certificate	16 October 2021