

# Energy performance certificate (EPC)

Abbots House Abbey Street READING RG1 3BD	Energy rating <h1>B</h1>	Valid until: <b>20 February 2032</b> <hr/> Certificate number: <b>9957-5560-1268-5115-0870</b>
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Property type **B1 Offices and Workshop businesses**

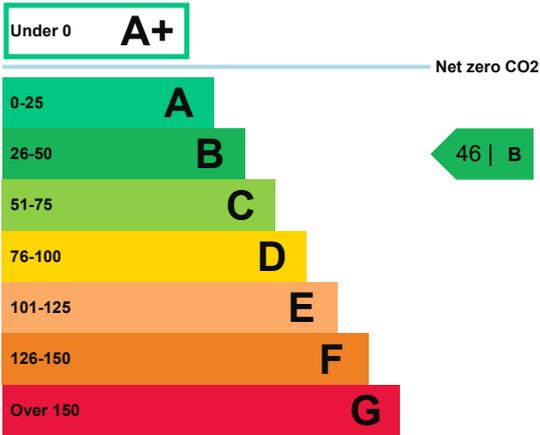
Total floor area **13371 square metres**

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is B.



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 **38 | B**

If typical of the existing stock **102 | E**

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

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	5
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	28.15
Primary energy use (kWh/m <sup>2</sup> per year)	164

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8656-2622-6473-8664-1435\)](#).

## 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	Paul Graham Miller
Telephone	0131 225 7117
Email	<a href="mailto:paul.miller@kjtait.com">paul.miller@kjtait.com</a>

### Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA196235
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### Assessment details

Employer	KJ Tait Engineers
Employer address	4 Rothesay Place, Edinburgh, EH3 7SL
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 January 2022
Date of certificate	21 February 2022

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