

# Energy performance certificate (EPC)

21b Horseshoe Park Pangbourne READING RG8 7JW	Energy rating	Valid until:	3 November 2031
	<b>C</b>	Certificate number:	7946-3794-6984-2683-1696

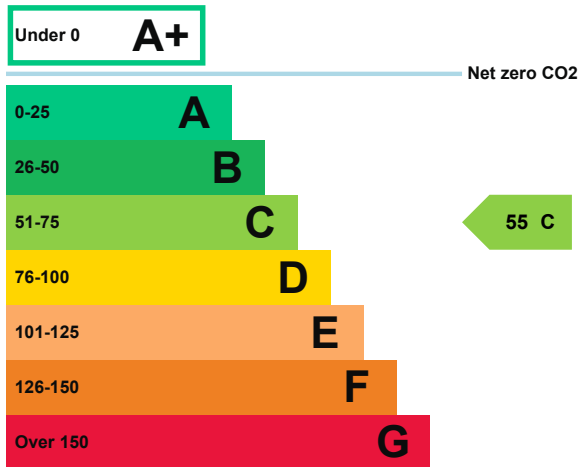
Property type	B1 Offices and Workshop businesses
Total floor area	111 square metres

## 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 C.



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

27 B

If typical of the existing stock

80 D

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	34.13
Primary energy use (kWh/m <sup>2</sup> per year)	200

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1996-8094-6661-7944-2855\)](#).

## 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	Tom Pope - Energy Report Ltd
Telephone	0148 988 3231
Email	<a href="mailto:tom@energyreport.co.uk">tom@energyreport.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA123342
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	Energy Report Limited
Employer address	25 Barnes Wallis Road Fareham PO15 5TT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 November 2021
Date of certificate	4 November 2021