VITAL

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

T 0345 111 7700 W vitaldirect.co.uk

ENERGY PERFORMANCE CERTIFICATE

Ground Floor and Basement
48 Market Place
Henley-on-Thames
RG9 2AG

10 May 2025

UK-wide services

- Energy Performance Certificates
- EPC Plus Upgrade reports
- Display Energy Certificates
- Asbestos Surveys
- Decarbonisation reports
- Heat Network regulations & ESOS
- FRA & GRA Assessments
- Air-conditioning Inspections



Energy performance certificate (EPC)

Ground Floor and Basement 48 Market Place HENLEY-ON-THAMES RG9 2AG	Energy rating **B**	Valid until:	**9 May 2035**
		Certificate number:	**6970-9787-6299-1609-2690**

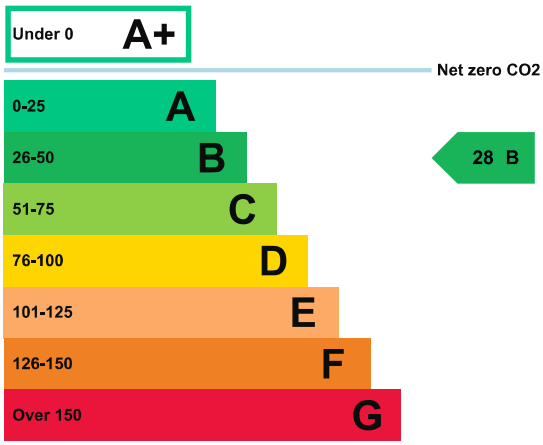
Property type	Retail/Financial and Professional Services
Total floor area	142 square metres

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 B.



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	17 A
If typical of the existing stock	69 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	19.58
Primary energy use (kWh/m2 per year)	211

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1348-5230-7765-6501-2800).

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	Daniel Bowley
Telephone	07769 351 289
Email	dan72uk@yahoo.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/022452
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

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	6 May 2025
Date of certificate	10 May 2025

Energy performance certificate (EPC) recommendation report

Ground Floor and Basement 48 Market Place HENLEY-ON-THAMES RG9 2AG	Report number **1348-5230-7765-6501-2800** Valid until **9 May 2035**

Energy rating and EPC

This property's energy rating is B.

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

Recommendations

Additional recommendations

Recommendation	Potential impact on carbon emissions
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	Medium
Consider installing PV.	Low

Property and report details

Report issued on	10 May 2025
Total useful floor area	142 square metres
Building environment	Air Conditioning
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.0

Assessor’s details

Assessor’s name	Daniel Bowley
Telephone	07769 351 289
Email	dan72uk@yahoo.co.uk
Employer’s name	Vital
Employer’s address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor ID	EES/022452
Assessor’s declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd