

Energy performance certificate (EPC)

Unit 3 Molly Millars Bridge WOKINGHAM RG41 2WY	Energy rating B	Valid until: 5 January 2036
		Certificate number: 6290-9928-3224-8369-5054

Property type Storage or Distribution

Total floor area 489 square metres

Rules on letting this property

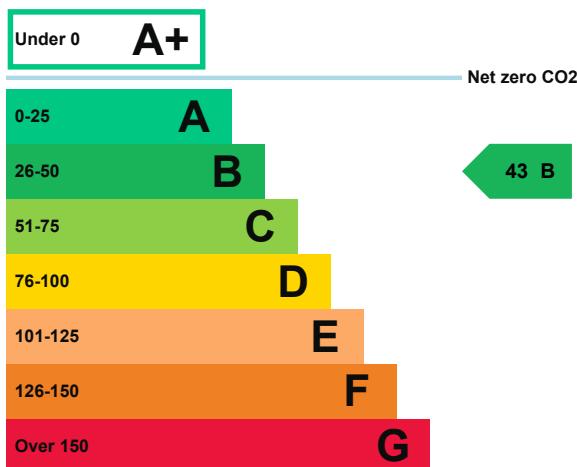
Properties can be let if they have an energy rating from A+ to E.

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

15 A

If typical of the existing stock

61 C

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 (kgCO2/m ² per year)	5.59
Primary energy use (kWh/m ² per year)	59

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8677-1574-2547-8088-8850\)](#).

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	Stefan Miedzianowski
Telephone	07919315118
Email	stefan.miedzianowski@colliers.com

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/029843
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Colliers Building Consultancy Limited
Employer address	95 Wigmore Street, London, W1U 1FF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 December 2025
Date of certificate	6 January 2026