

Energy performance certificate (EPC)

UNIT 4
WINNERSH FIELDS
GAZELLE CLOSE
WINNERSH
RG41 5QS

Energy rating

C

Valid until: 6 October 2030

Certificate number: 9170-6802-5646-3018-0262

Property type

B1 Offices and Workshop businesses

Total floor area

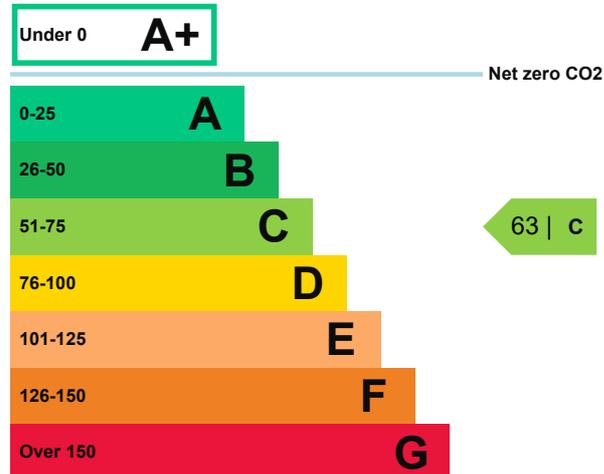
447 square metres

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 C.



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

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

28 | B

If typical of the existing stock

81 | D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	50.07
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Primary energy use (kWh/m ² per year)	296
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6939-1131-6349-9589-2934\)](#).

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	Steve Elphick
Telephone	07973 379 355
Email	steve@seaconsulting.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA000425
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

Employer	Steve Elphick Associates
Employer address	No 1 The Stangate Mansion, Strawberry Hill, Twickenham, TW1 4PW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 September 2020
Date of certificate	7 October 2020
