Energy performance certificate (EPC)

Unit 9 Albury Close READING RG30 1BD	Energy rating **C**	Valid until:	**9 September 2034**
		Certificate number:	**0237-8371-9682-7023-5418**

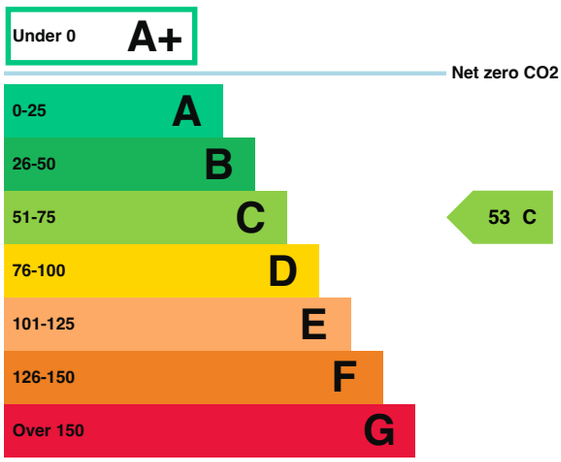
Property type	Storage or Distribution
Total floor area	226 square metres

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	**17 A**
If typical of the existing stock	**68 C**

Breakdown of this property's energy performance

Main heating fuel	Other
Building environment	Unconditioned
Assessment level	3
Building emission rate (kgCO2/m2 per year)	4.17
Primary energy use (kWh/m2 per year)	45

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/6642-8693-6279-4524-4098).

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
Telephone	0148 988 3231
Email	tom@energyreport.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	CIBSE Certification Limited
Assessor's ID	LCEA123342
Telephone	020 8772 3649
Email	epc@cibsecertification.org

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	5 September 2024
Date of certificate	10 September 2024