



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

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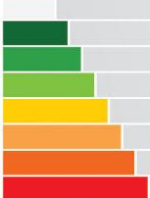
ENERGY PERFORMANCE CERTIFICATE

Unit D
Valley Park
Olds Approach
Watford
WD18 9TL

16 February 2026

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)

Unit D Valley Park Olds Approach WATFORD WD18 9TL	Energy rating A	Valid until: 15 February 2036
		Certificate number: 6423-2379-9237-7268-9057

Property type	Storage or Distribution
Total floor area	2,131 square metres

Rules on letting this property

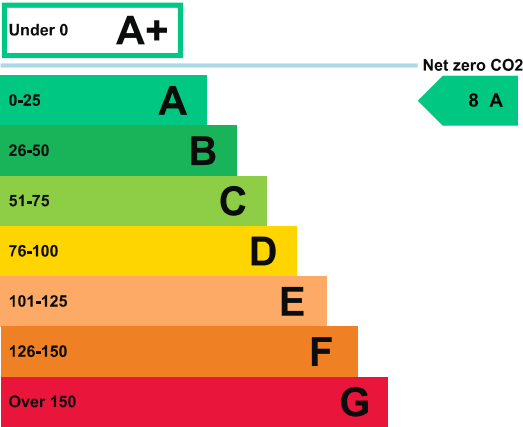
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

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	59 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 (kgCO ₂ /m ² per year)	0.97
Primary energy use (kWh/m ² per year)	9

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9207-3026-0477-6958-6039\)](#).

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	Zamir Borg-Mirza
Telephone	0845 3883 814
Email	zbm@epcassure.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/006651
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	16 February 2026
Date of certificate	16 February 2026

Energy performance certificate (EPC) recommendation report

Unit D
Valley Park
Olds Approach
WATFORD
WD18 9TL

Report number
9207-3026-0477-6958-6039

Valid until
15 February 2036

Energy rating and EPC

This property's energy rating is A.

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

Recommendations

Additional recommendations

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Low

Property and report details

Report issued on	16 February 2026
Total useful floor area	2,131 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Zamir Borg-Mirza
Telephone	0845 3883 814
Email	zbm@epcassure.com
Employer's name	Vital
Employer's address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor ID	EES/006651
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd
