

Energy performance certificate (EPC)

100 Berkshire Place
Wharfedale Road
Winnersh
WOKINGHAM
RG41 5RD

Energy rating

B

Valid until: **27 June 2032**

Certificate number: **2311-8650-9200-2806-5585**

Property type

Offices and Workshop Businesses

Total floor area

2127 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is B.

Under 0

A+

Net zero CO2

0-25

A

26-50

B

37 | **B**

51-75

C

76-100

D

101-125

E

126-150

F

Over 150

G

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

9 | A

If typical of the existing stock

38 | B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	12.42
Primary energy use (kWh/m ² per year)	136

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9942-0224-5986-1726-1266\)](#).

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	Tom Pope
Telephone	0148 988 3231
Email	tom@energyreport.co.uk

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
Assessor ID	LCEA123342
Telephone	020 8772 3649
Email	epc@cibsecertification.org

Assessment details

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	27 June 2022
Date of certificate	28 June 2022