

# Energy performance certificate (EPC)

Unit 8 Nimrod Industrial Estate Nimrod Way READING RG2 0EB	Energy rating <b>B</b>	Valid until: <b>12 October 2035</b>
		Certificate number: <b>6841-6758-8005-90</b>

**Property type** General Industrial and Special Industrial Groups

**Total floor area** 652 square metres

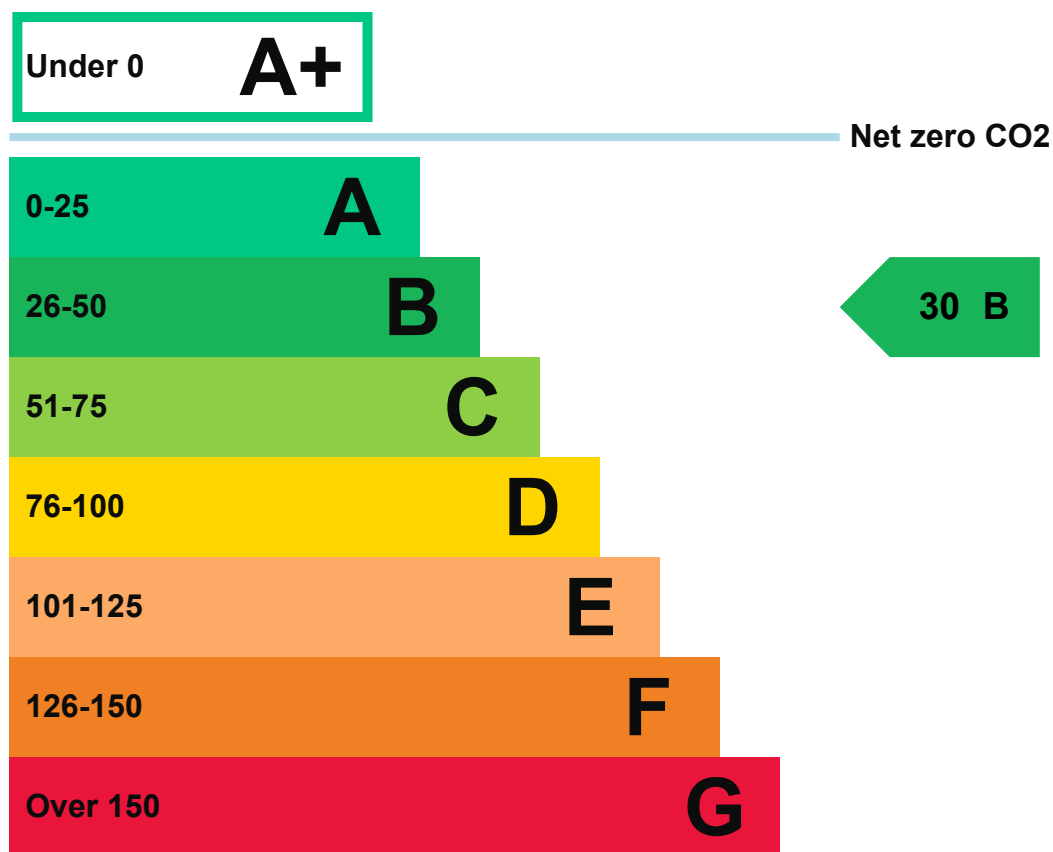
## Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## 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

14 A

If typical of the existing stock

58 C

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	4.29
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	46

### ▶ [About primary energy use](#)

Primary energy use is a measure of the energy required for lighting, heating and hot water in a property. The calculation includes:

- the efficiency of the property's heating system
- power station efficiency for electricity
- the energy used to produce the fuel and deliver it to the property

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1815-9793-4230-6473-8326\)](/energy-certificate/1815-9793-4230-6473-8326).

## 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.

<b>Assessor's name</b>	Gemma Cornwall
<b>Telephone</b>	07713645837
<b>Email</b>	<a href="mailto:gcornwall@viridium-bc.com">gcornwall@viridium-bc.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
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<b>Assessor's ID</b>	EES/028136
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Employer</b>	Viridium Building Consultancy Ltd
<b>Employer address</b>	13 Ribchester Road Wilpshire Blackburn BB1 9JH
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	8 October 2025
<b>Date of certificate</b>	13 October 2025

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

**OGL**

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