

# Energy performance certificate (EPC)

2 The Business Centre Molly Millars Lane WOKINGHAM RG41 2QZ	Energy rating	Valid until: 25 June 2028
	<b>D</b>	Certificate number: 0810-0438-6269-2006-0006

Property type	B8 Storage or Distribution
Total floor area	2,653 square metres

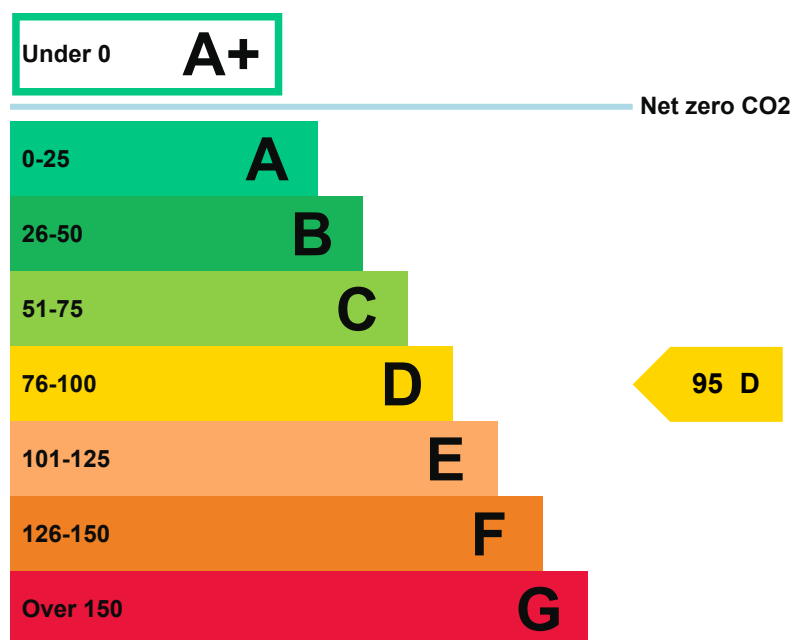
## Rules on letting this property

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 D.



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

25 A

If typical of the existing stock

74 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	101.81
Primary energy use (kWh/m <sup>2</sup> per year)	585

### ▶ [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 \(/energy-certificate/0060-1920-0468-6800-4020\)](#).

## 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	Joe Hussey
Telephone	07411150850
Email	<a href="mailto:joe@braithwaiteenergy.co.uk">joe@braithwaiteenergy.co.uk</a>

### 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/018638
Telephone	01455 883 250

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**Email** [enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## About this assessment

<b>Employer</b>	Wensley & Lawz Ltd
<b>Employer address</b>	116 Walsgrave Road Coventry CV2 4ED
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	8 June 2018
<b>Date of certificate</b>	26 June 2018

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## 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).

**Certificate number** [0162-3006-0286-0400-7025 \(/energy-certificate/0162-3006-0286-0400-7025\)](https://find-energy-certificate.service.gov.uk/energy-certificate/0162-3006-0286-0400-7025)

**Expired on** 13 December 2018

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[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

### OGL

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