

Energy performance certificate (EPC)

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|---------------------------------------|---------------|--|
| 51 Milford Road READING RG1 8LG | Energy rating | Valid until: 3 February 2035 |
| | E | Certificate number: 8639-3503-5826-1777-9503 |

Property type General Industrial and Special Industrial Groups

Total floor area 153 square metres

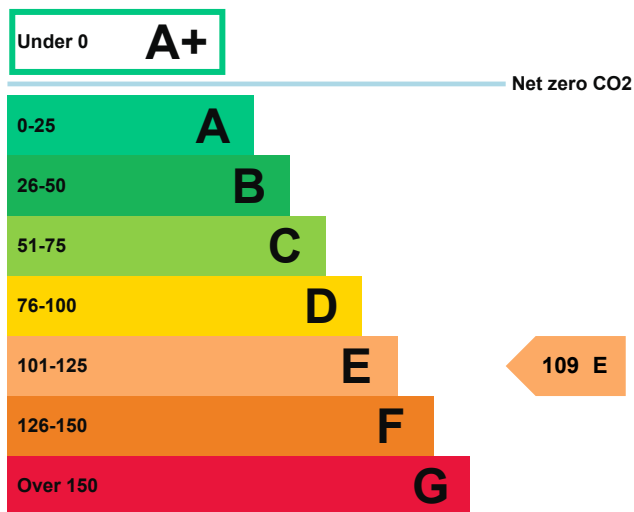
Rules on letting this property

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 E.



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

28 B

If typical of the existing stock

113 E

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

| | |
|---|------------------|
| Building environment | Air Conditioning |
| Assessment level | 3 |
| Building emission rate (kgCO₂/m² per year) | 23.96 |
| Primary energy use (kWh/m² per year) | 165 |

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5579-7684-1802-8443-2481\)](#).

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 | Ross Elphick |
| Telephone | 02087440544 |
| Email | info@seaconsulting.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 | Elmhurst Energy Systems Ltd |
| Assessor's ID | EES/023873 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|-------------------------------|---|
| Employer | SEAConsulting.co.uk |
| Employer address | Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 24 January 2025 |
| Date of certificate | 4 February 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 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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