

Energy performance certificate (EPC)

Second Floor Front Enterprise House 95 London Street READING RG1 4QA	Energy rating B	Valid until: 27 May 2035
		Certificate number: 9772-6535-1172-75

Property type	Retail/Financial and Professional Services
Total floor area	128 square metres

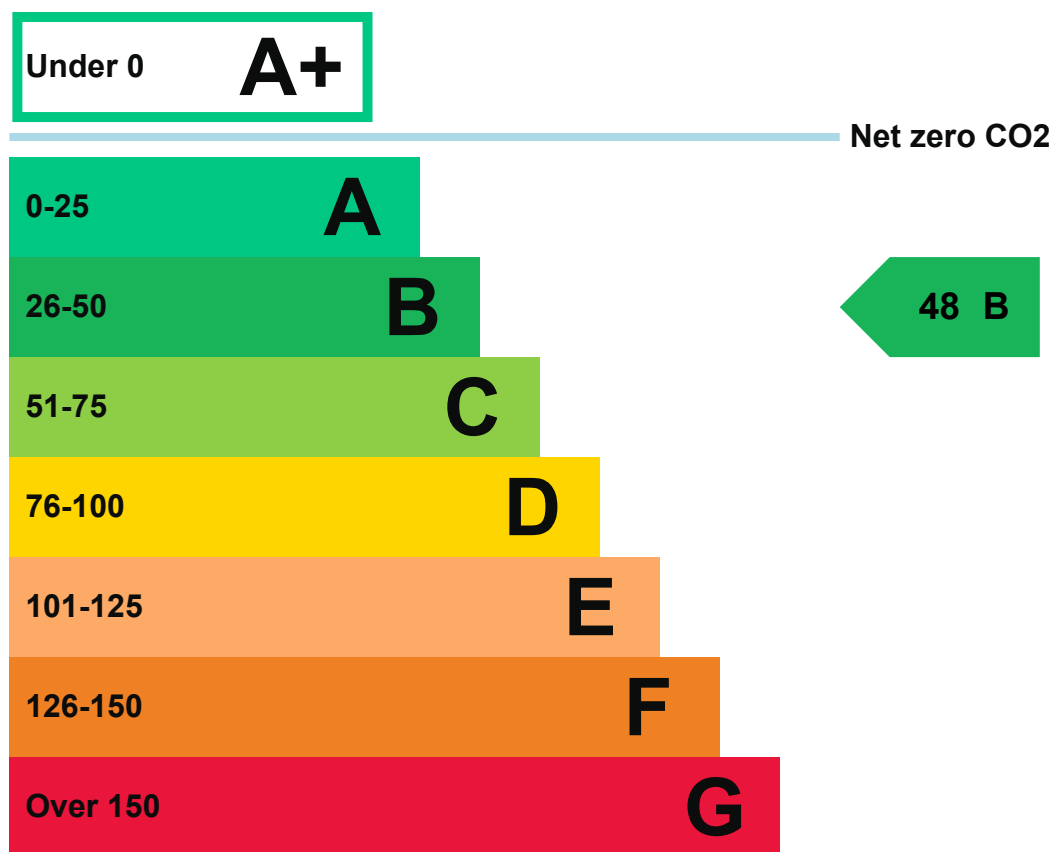
Rules on letting this property

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

11 A

If typical of the existing stock

44 B

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)	24.15
Primary energy use (kWh/m² per year)	196

▶ [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 \(/energy-certificate/9527-2551-7540-7106-7523\)](/energy-certificate/9527-2551-7540-7106-7523).

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	Jayakrishnan Praphul Kumar
Telephone	02034882554
Email	jay@ozonegroup.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	Quidos Limited
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Assessor's ID	QUID207259
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Ozone Group www.ozonegroup.co.uk
Employer address	960 Capability Green
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 May 2025
Date of certificate	28 May 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.



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