

# Energy performance certificate (EPC)

Second Floor Rear Enterprise House 95 London Street READING RG1 4QA	Energy rating <b>C</b>	Valid until: <b>27 May 2035</b>
		Certificate number: <b>0228-2757-9230-78</b>

**Property type** Retail/Financial and Professional Services

**Total floor area** 233 square metres

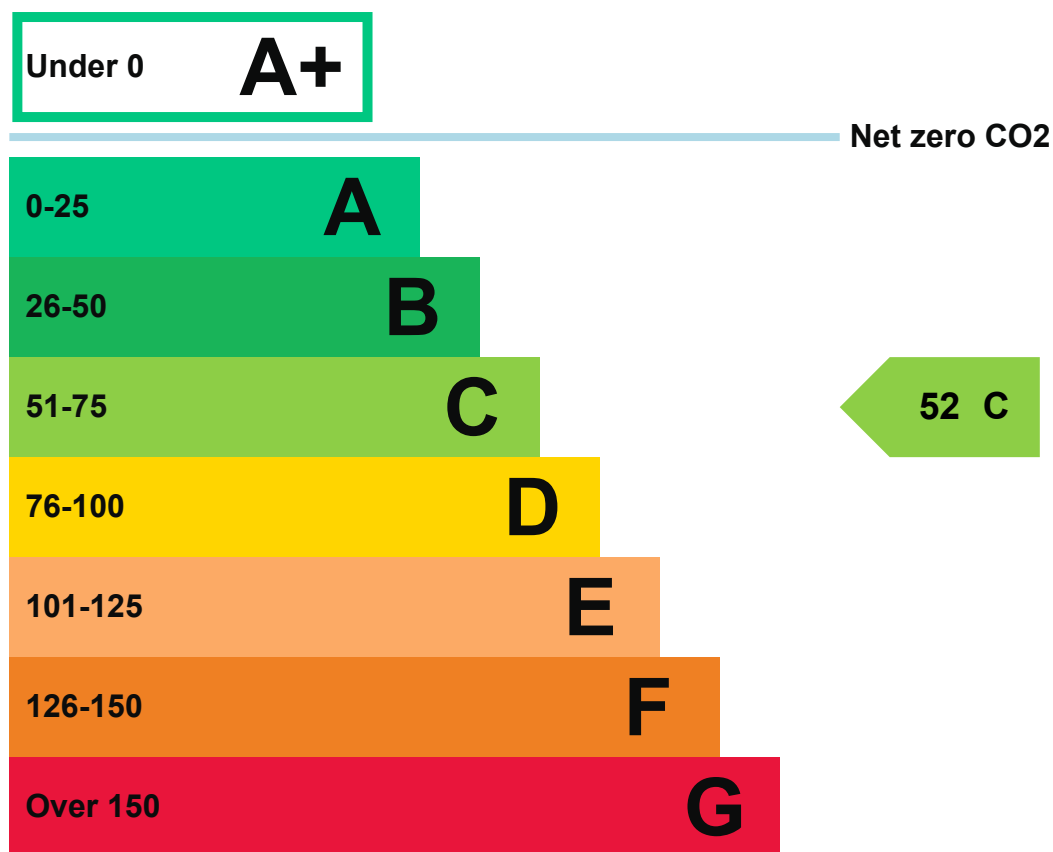
## Rules on letting this property

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 C.



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

43 B

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Air Conditioning

<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	22.4
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	189

### ▶ [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 \(/energy-certificate/0250-4282-8495-7728-7084\)](/energy-certificate/0250-4282-8495-7728-7084).

## 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>	Jayakrishnan Praphul Kumar
<b>Telephone</b>	02034882554
<b>Email</b>	<a href="mailto:jay@ozonegroup.co.uk">jay@ozonegroup.co.uk</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>	Quidos Limited
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<b>Assessor's ID</b>	QUID207259
<b>Telephone</b>	01225 667 570
<b>Email</b>	<a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a>

## About this assessment

<b>Employer</b>	Ozone Group <a href="http://www.ozonegroup.co.uk">www.ozonegroup.co.uk</a>
<b>Employer address</b>	960 Capability Green
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	23 May 2025
<b>Date of certificate</b>	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](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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