

Energy performance certificate (EPC)

Unit 1 Brookway Trading Estate Brookway NEWBURY RG14 5PE	Energy rating A	Valid until: 20 January 2035
		Certificate number: 2120-3429-7050-21

Property type Storage or Distribution

Total floor area 226 square metres

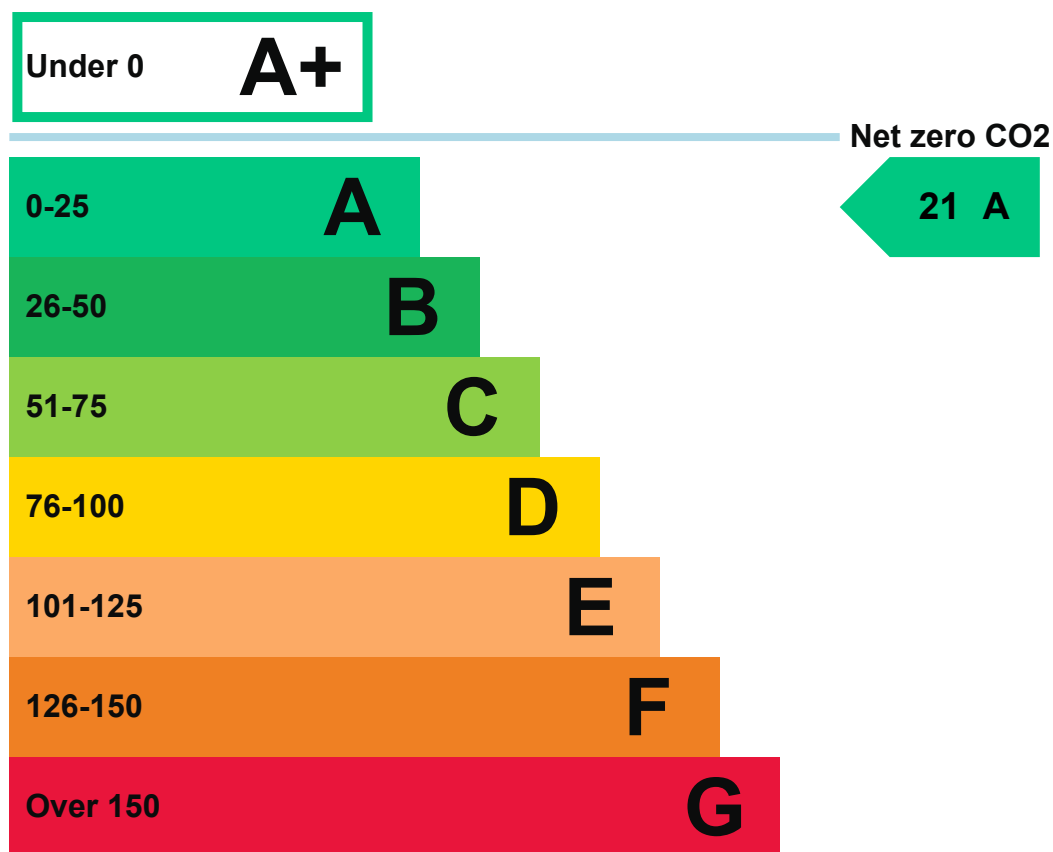
Rules on letting this property

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 A.



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

55 C

Breakdown of this property's energy performance

Main heating fuel

Other

Building environment

Unconditioned

Assessment level	3
Building emission rate (kgCO₂/m² per year)	1.61
Primary energy use (kWh/m² per year)	18

▶ [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 \(/energy-certificate/4016-7145-2002-0229-8206\)](/energy-certificate/4016-7145-2002-0229-8206).

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	Douglas Whiffen
Telephone	02476233144
Email	doug.whiffen@wensleylawz.com

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	QUID210927
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Wensley & Lawz Ltd
Employer address	Number Three Siskin Drive Middlemarch Business Park Coventry CV3 4FJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 January 2025
Date of certificate	21 January 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).

Certificate number	9848-3224-3015-9244-3229 (/energy-certificate/9848-3224-3015-9244-3229)
Valid until	13 November 2034
Certificate number	0134-1980-0474-5348-9167 (/energy-certificate/0134-1980-0474-5348-9167)
Valid until	21 October 2034



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

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