



VITAL

Grenville Court, Britwell Road, Burnham, Slough SL1 8DF

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ENERGY PERFORMANCE CERTIFICATE

**Unit 67
Milford Road
Reading
RG1 8LG**

27 June 2024

UK-wide services

- **Energy Performance Certificates**
- **EPC Plus Upgrade reports**
- **Display Energy Certificates**
- **Decarbonisation reports**
- **Heat Network regulations & ESOS**
- **FRA & GRA Assessments**
- **Air-conditioning Inspections**
- **Asbestos Surveys**



Energy performance certificate (EPC)

Unit 67 Milford Road READING RG1 8LG	Energy rating E	Valid until: 26 June 2034
		Certificate number: 1003-9442-7847-5474-9377

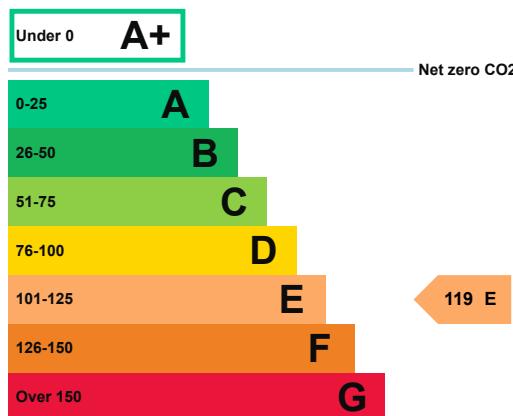
Property type	General Industrial and Special Industrial Groups
Total floor area	272 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

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

9 A

If typical of the existing stock

34 B

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	28.75
Primary energy use (kWh/m ² per year)	193

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3012-2956-7326-5548-3816\)](#).

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	Tommy White
Telephone	07481771509
Email	tommy@greenwayepc.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/031859
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Greenway EPC
Employer address	11a Church Road, Earley, Reading, RG6 1EY
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 May 2024
Date of certificate	27 June 2024

Energy performance certificate (EPC) recommendation report

Unit 67
Milford Road
READING
RG1 8LG

Report number
3012-2956-7326-5548-3816

Valid until
26 June 2034

Energy rating and EPC

This property's energy rating is E.

For more information on the property's energy performance, see the EPC for this property.

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	Medium
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Some windows have high U-values - consider installing secondary glazing.	Medium
Add weather compensation controls to heating system.	Medium
Some loft spaces are poorly insulated - install/improve insulation.	Medium
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	Medium

Property and report details

Report issued on	27 June 2024
Total useful floor area	272 square metres
Building environment	Air Conditioning
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

Assessor's details

Assessor's name	Tommy White
Telephone	07481771509
Email	tommy@greenwayepc.co.uk
Employer's name	Greenway EPC
Employer's address	11a Church Road, Earley, Reading, RG6 1EY
Assessor ID	EES/031859
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd