

Energy performance certificate (EPC)

59-61, Milford Road READING RG1 8LG	Energy rating D	Valid until: 2 February 2035
		Certificate number: 2225-0137-9600-58

Property type General Industrial and Special Industrial Groups

Total floor area 619 square metres

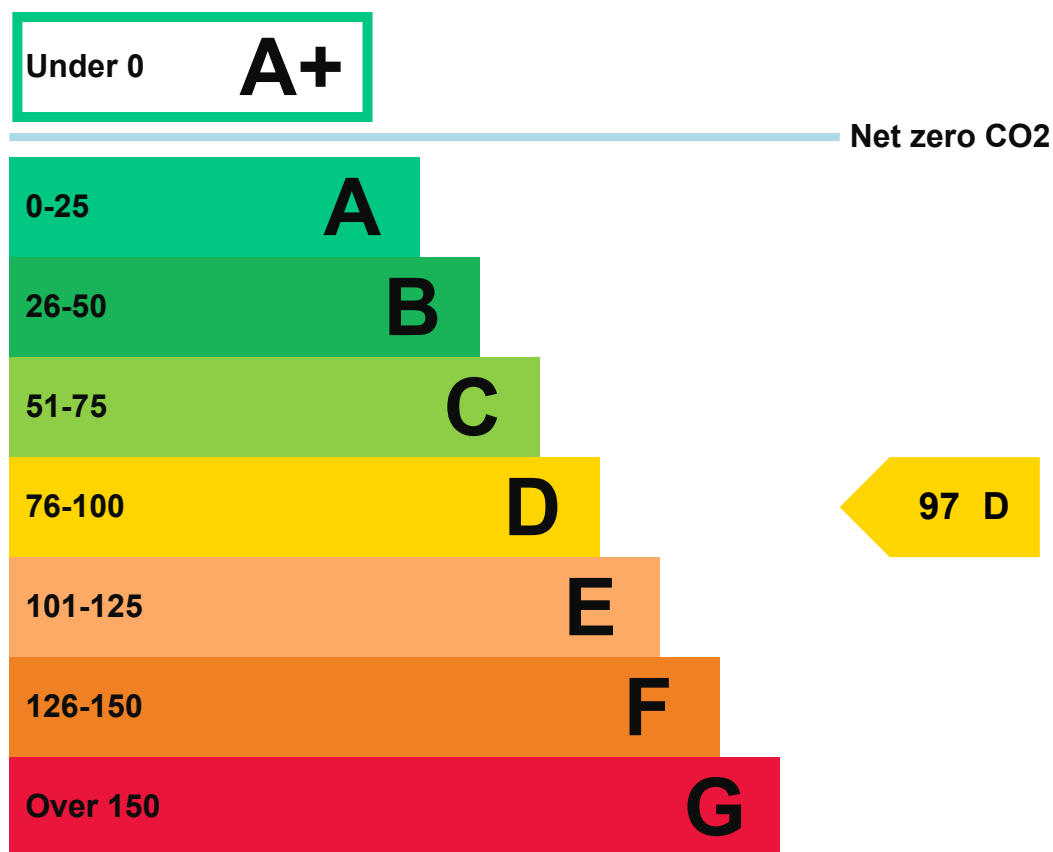
Rules on letting this property

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 D.



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

32 B

If typical of the existing stock

128 F

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	25.75
Primary energy use (kWh/m² per year)	180

▶ [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 \(/energy-certificate/2939-9953-6855-2738-2378\)](/energy-certificate/2939-9953-6855-2738-2378).

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	Rohiya Tazmeen
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
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Assessor's ID	EES/028737
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	23 January 2025
Date of certificate	3 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).

Certificate number	0070-1969-0332-6390-4054 (/energy-certificate/0070-1969-0332-6390-4054)
Expired on	12 March 2022



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