

Energy performance certificate (EPC)

Unit 210 WHARFEDALE ROAD WOKINGHAM WINNERSH RG41 5TP	Energy rating B
Valid until 24 September 2030	Certificate number 0559-4102-1964-6935- 0931

Property type B1 Offices and
Workshop
businesses

Total floor area 6739 square metres

Rules on letting this property

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

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

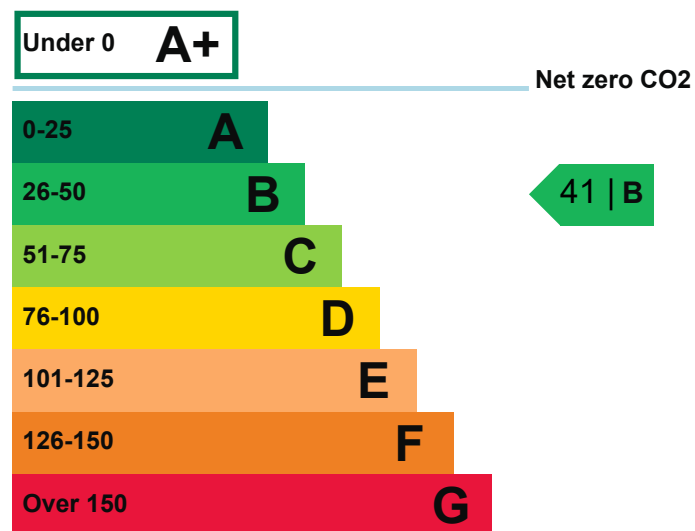
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](#)

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/115448/Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

30 | B

**If typical of the
existing stock**

81 | D

Breakdown of this property's energy performance**▶ [What is 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](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Christopher Armstrong
------------------------	--------------------------

Telephone	01795 841 035
------------------	---------------

Accreditation scheme contact details

Accreditation scheme	CIBSE Certification Limited
-----------------------------	--------------------------------

Assessor ID	LCEA135681
--------------------	------------

Telephone	020 8772 3649
------------------	---------------

Assessment details

Date of assessment	20 July 2020
---------------------------	--------------

Date of certificate	25 September 2020
----------------------------	-------------------

Employer	Quinn Ross Consultants
-----------------	---------------------------

Employer address	Unit 3, Grove Dairy Farm Business Centre, Bobbing Hill, Bobbing, Sittingbourne, ME9 8NY
-------------------------	--

Assessor's declaration	The assessor is not related to the owner of the property.
-------------------------------	---

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.

There are no related certificates for this property.

