

# Energy performance certificate (EPC)

UNIT 3 RIVERVIEW CARDIFF ROAD READING RG1 8EW	Energy rating <b>D</b>	Valid until: <b>6 December 2030</b>
		Certificate number: <b>3998-0112-0362-6077-1467</b>

**Property type** B8 Storage or Distribution

**Total floor area** 783 square metres

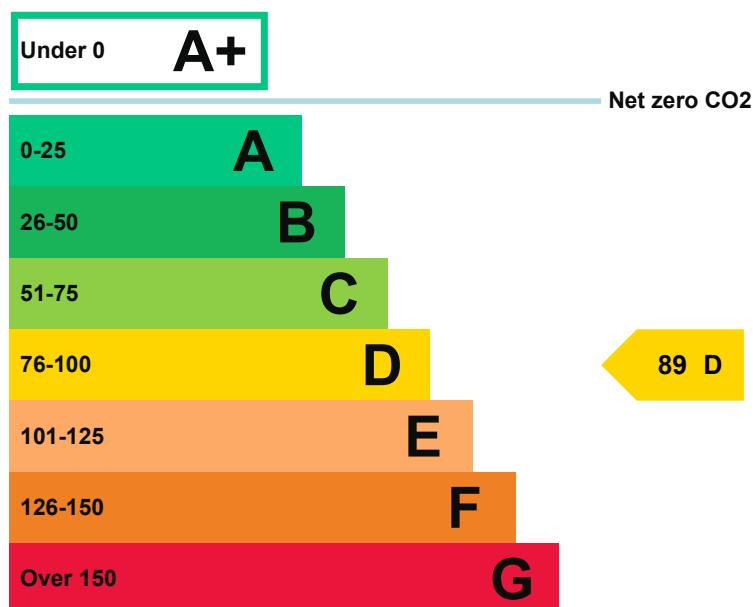
## Rules on letting this property

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>).

## 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**

27 B

**If typical of the existing stock**

78 D

## Breakdown of this property's energy performance

<b>Main heating fuel</b>	Natural Gas
<b>Building environment</b>	Heating and Natural Ventilation
<b>Assessment level</b>	3
<b>Building emission rate (kgCO2/m<sup>2</sup> per year)</b>	52.12
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	305

► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1784-3495-7888-6517-2471\)](#).

## 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>	Nat Hines
<b>Telephone</b>	02476233144
<b>Email</b>	<a href="mailto:nat.hines@wensleylawz.com">nat.hines@wensleylawz.com</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>	Stroma Certification Ltd
<b>Assessor's ID</b>	STRO034753
<b>Telephone</b>	0330 124 9660
<b>Email</b>	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

<b>Employer</b>	Wensley & Lawz Ltd
<b>Employer address</b>	116 Walsgrave Road Coventry CV2 4ED

**Assessor's declaration**

The assessor is not related to the owner of the property.

**Date of assessment**

13 November 2020

**Date of certificate**

7 December 2020

## 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 [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.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 \(https://forms.office.com/e/hUnC3Xq1T4\)](#) [Service performance \(/service-performance\)](#)

**OGL**

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



[ht \(https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework\)](https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework)