



ENERGY CERTIFICATE

Energy Performance Certificate

Getting you from Grade G to A, sustainably

PROPERTY

**Unit 7
Brickfields Industrial Park
Kiln Lane
Bracknell
RG12 1NQ**

REPORT DATE

17 September 2026

OUR SERVICES

- Energy Performance Certificates
- Display Energy Certificates
- Asbestos Surveys
- Energy Savings Opportunity Scheme
- Streamlined Energy & Carbon Reporting
- Vital EPC+ Reports
- Air Conditioning Inspections
- Fire & General Risk Assessments
- Heat Network Regulations Assessment

Energy performance certificate (EPC)

Unit 7
Brickfields Industrial Park
Kiln Lane
BRACKNELL
RG12 1NQ

Energy rating

E

Valid until:

16 September 2036

Certificate number:

2352-6365-0107-2409-8061

Property type

General Industrial and Special Industrial Groups

Total floor area

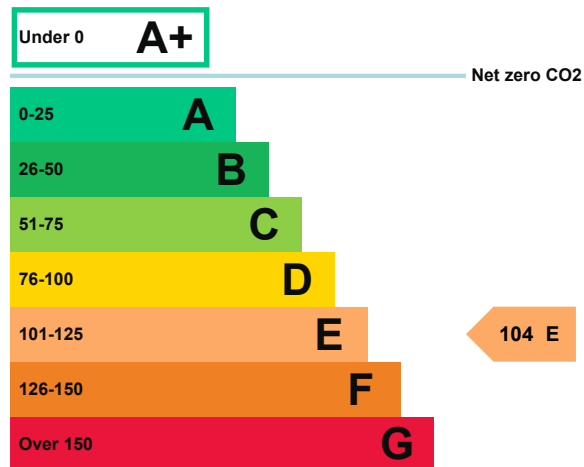
209 square metres

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

37 B

If typical of the existing stock

150 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 (kgCO ₂ /m ² per year)	22.73
Primary energy use (kWh/m ² per year)	174

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9367-5004-2789-6168-5850\)](/energy-certificate/9367-5004-2789-6168-5850).

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
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	8 September 2026
Date of certificate	17 September 2026

Energy performance certificate (EPC) recommendation report

Unit 7
Brickfields Industrial Park
Kiln Lane
BRACKNELL
RG12 1NQ

Report number
9367-5004-2789-6168-5850

Valid until
16 September 2036

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
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
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.	High
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low
Some windows have high U-values - consider installing secondary glazing.	High
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	High
Consider switching from gas to biomass.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	High
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	High
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High

Recommendation	Potential impact on carbon emissions
Some floors are poorly insulated - introduce and/or improve insulation. Add insulation to the exposed surfaces of floors adjacent to underground, unheated spaces or exterior.	High

Property and report details

Report issued on	17 September 2026
Total useful floor area	209 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v7.3.1, SBEM, v6.1.e.2

Assessor's details

Assessor's name	Rohiya Tazmeen
Telephone	02087440544
Email	info@seaconsulting.co.uk
Employer's name	SEAConsulting.co.uk
Employer's address	Unit 11 Teddington Business Park Station Road Teddington TW11 9BQ
Assessor ID	EES/028737
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd