

# Energy performance certificate (EPC)

Unit 4 Reading Trade Centre Rose Kiln Lane READING RG2 0JZ	Energy rating <b>B</b>	Valid until: <b>9 February 2035</b>
		Certificate number: <b>0337-7955-7319-2906-27</b>

**Property type** Retail/Financial and Professional Services

**Total floor area** 397 square metres

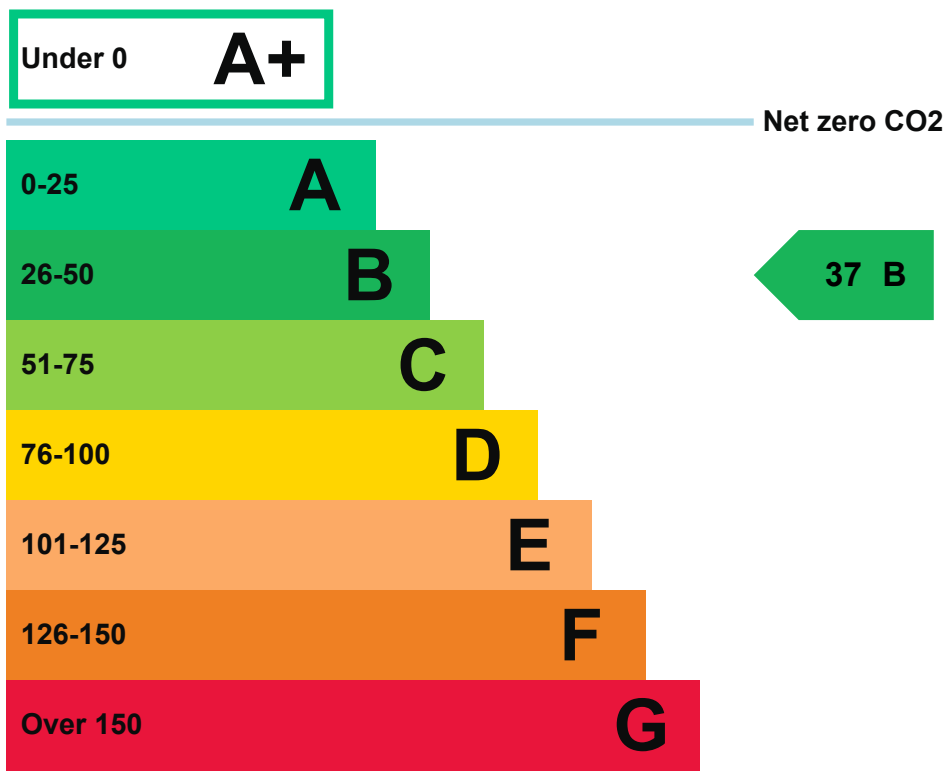
## Rules on letting this property

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 B.



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

0 A

If typical of the existing stock

68 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	16.81
Primary energy use (kWh/m <sup>2</sup> per year)	177

▶ [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0579-8966-4030-4956-8730\)](#).

## 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>	Charlotte Moon
<b>Telephone</b>	01157141123
<b>Email</b>	<a href="mailto:mail@surveyhub.co.uk">mail@surveyhub.co.uk</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>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/029925
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

<b>Employer</b>	Survey Hub
<b>Employer address</b>	34 Regent Street Nottingham NG1 5BT
<b>Assessor's declaration</b>	The assessor is not related to the owner of the property.
<b>Date of assessment</b>	3 February 2025
<b>Date of certificate</b>	10 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](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

**Certificate number**

[0950-3904-0305-0440-7074 \(/energy-certificate/0950-3904-0305-0440-7074\)](#)

**Valid until**

18 June 2025

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[Service performance \(/service-performance\)](#)

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