

Energy performance certificate (EPC)

Reading Bridge House
Reading Bridge
READING
RG1 8PR

Energy rating

C

Valid until:

12 March 2034

Certificate number:

7891-7266-2860-9911-5082

Property type	Offices and Workshop Businesses
Total floor area	11,178 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 C.

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.

The figure shows a horizontal bar chart representing the energy rating scale. The scale consists of seven colored bars, each representing a rating from A+ to G. The bars are arranged in a descending staircase pattern from left to right. A green arrow points to the 'C' rating bar, which is labeled with the score '61 C'. A horizontal line at the top of the scale is labeled 'Net zero CO2'.

Rating	Score Range
A+	Under 0
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

<https://find-energy-certificate.service.gov.uk/energy-certificate/7891-7266-2860-9911-5082?print=true>

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How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	47 B

Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	14.31
Primary energy use (kWh/m2 per year)	150

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9249-9628-4162-9751-1948\)](#).

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	M M Rauf
Telephone	07878 466 055
Email	muj_is@hotmail.com

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/028181
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Commercial EPC Ltd
Employer address	www.lepcco.co.uk
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	29 February 2024
Date of certificate	13 March 2024