

# Energy performance certificate (EPC)

Pool House  
Horizon West  
Canal View Road  
Newbury  
RG14 5XF

Energy rating

**B**

Valid until: 22 January 2036

Certificate number: 3742-3569-5735-8494-5921

Property type

Storage or Distribution

Total floor area

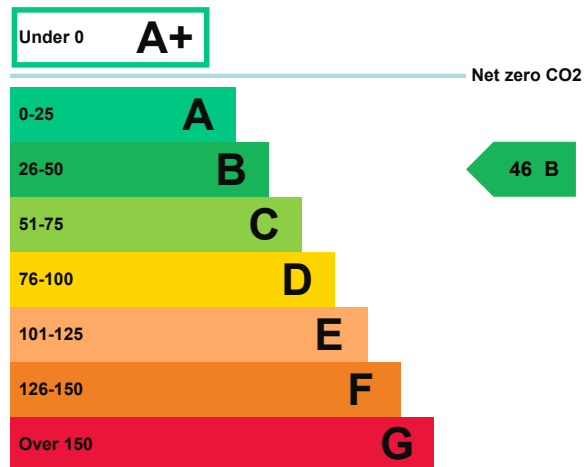
2,000 square metres

## 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 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

10 A

If typical of the existing stock

69 C

## Breakdown of this property's energy performance

|                                                                     |                                 |
|---------------------------------------------------------------------|---------------------------------|
| Main heating fuel                                                   | Grid Supplied Electricity       |
| Building environment                                                | Heating and Natural Ventilation |
| Assessment level                                                    | 5                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year) | 6.59                            |
| Primary energy use (kWh/m <sup>2</sup> per year)                    | 72                              |

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5719-8406-7761-6902-9531\)](/energy-certificate/5719-8406-7761-6902-9531).

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## 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 | Ian Perkins                                                                          |
| Telephone       | 03335660182                                                                          |
| Email           | <a href="mailto:ian.perkins@meessolutions.co.uk">ian.perkins@meessolutions.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |                                                                            |
|----------------------|----------------------------------------------------------------------------|
| Accreditation scheme | CIBSE Certification Limited                                                |
| Assessor's ID        | LCEA206418                                                                 |
| Telephone            | 020 8772 3649                                                              |
| Email                | <a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a> |

### About this assessment

|                        |                                                           |
|------------------------|-----------------------------------------------------------|
| Employer               | MEES Solutions Ltd                                        |
| Employer address       | Unit 5 Ram Court, Wicklesham Lodge, Faringdon. SN7 7PN    |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment     | 21 January 2025                                           |
| Date of certificate    | 23 January 2026                                           |

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