

Energy performance certificate (EPC)

41 Wokingham Road
READING
RG6 1LG

Energy rating

C

Valid until: **6 February 2032**

Certificate
number: **6065-3339-9577-4616-9887**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

60 square metres

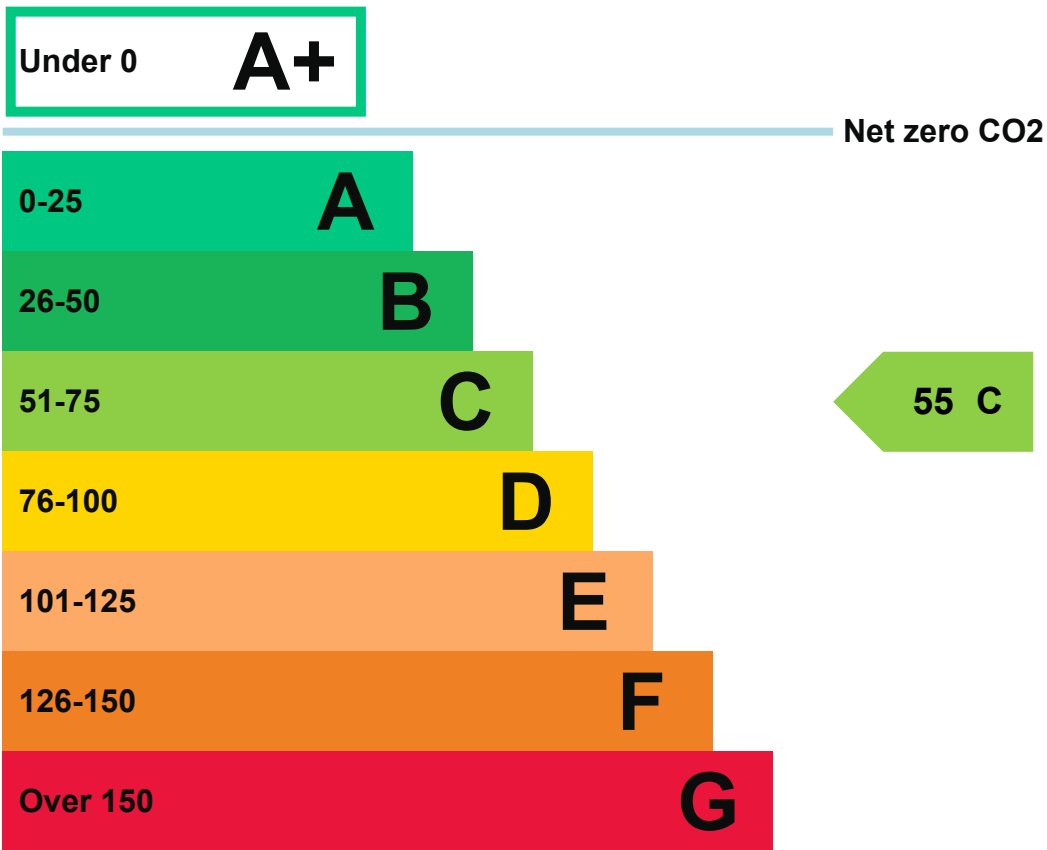
Rules on letting this property

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 current 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.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 B

If typical of the existing stock

77 D

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)

81.49

Primary energy use (kWh/m² per year)

482

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9299-4526-6303-5353-3453\)](/energy-certificate/9299-4526-6303-5353-3453).

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

Simon Cole

Telephone

0800 170 1201

Email

admin@easyepc.org

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/012641

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Employer

Easy EPC

Employer address

12 Albion Street Brighton East Sussex BN2 9NE

Assessor's declaration

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

Date of assessment

2 February 2022

Date of certificate

7 February 2022

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.