# **Energy performance certificate** (EPC)

25 School Road Reading RG31 5AR Energy rating

Valid until:

18 September 2032

Certificate number:

4257-3250-2250-0095-8237

## **Property type**

Retail/Financial and Professional Services

#### **Total floor area**

84 square metres

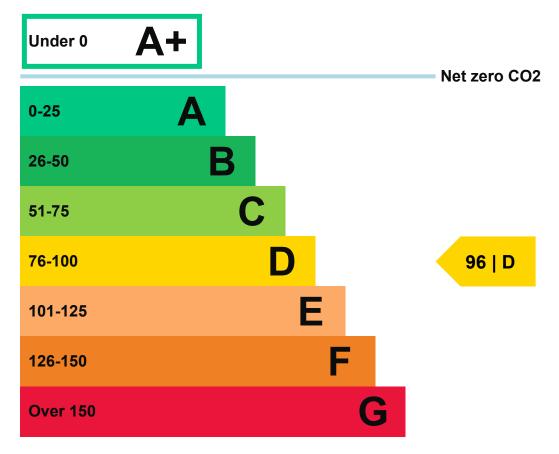
#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/government/publications/nondomestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

#### **Energy efficiency rating for this property**

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

#### How this property compares to others

Properties similar to this one could have ratings:

# If newly built

9 | A

# If typical of the existing stock

36 | B

#### 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 (kgCO2/m2 per year)

35.09

## Primary energy use (kWh/m2 per year)

369

What is primary energy use?

#### **Recommendation report**

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/1583-0650-7847-1221-8368).

#### Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

# **Assessor contact details**

#### Assessor's name

Silas Anthony

## **Telephone**

07837068994

#### **Email**

silas.anthony@pmmserv.com

# Accreditation scheme contact details

#### **Accreditation scheme**

**ECMK** 

#### Assessor ID



## **Telephone**

0333 123 1418

### **Email**

info@ecmk.co.uk

# **Assessment details**

# **Employer**

PMMServ. Ltd

## **Employer address**

40 Caversham Road Reading RG1 7EB

#### Assessor's declaration

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

#### Date of assessment

14 September 2022

#### Date of certificate

19 September 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 <a href="mailto:dluhc.digital-services@levellingup.gov.uk">dluhc.digital-services@levellingup.gov.uk</a> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.