

Energy performance certificate (EPC)

25 School Road
Reading
RG31 5AR

Energy rating

D

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 [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 efficiency rating for this property

This property's current energy rating is D.

Under 0

A+

Net zero CO2

0-25

A

26-50

B

51-75

C

76-100

D

96 | D

101-125

E

126-150

F

Over 150

G

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 \(/energy-certificate/1583-0650-7847-1221-8368\)](/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@pmmserve.com

Accreditation scheme contact details

Accreditation scheme

ECMK

Assessor ID

ECMK302397

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 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.