

Energy performance certificate (EPC)

Unit 15 The Metro Centre Toutley Road WOKINGHAM RG41 1QW	Energy rating C	Valid until: 29 January 2033
		Certificate number: 2050-3909-5070-5407-0171

Property type General Industrial and Special Industrial Groups

Total floor area 280 square metres

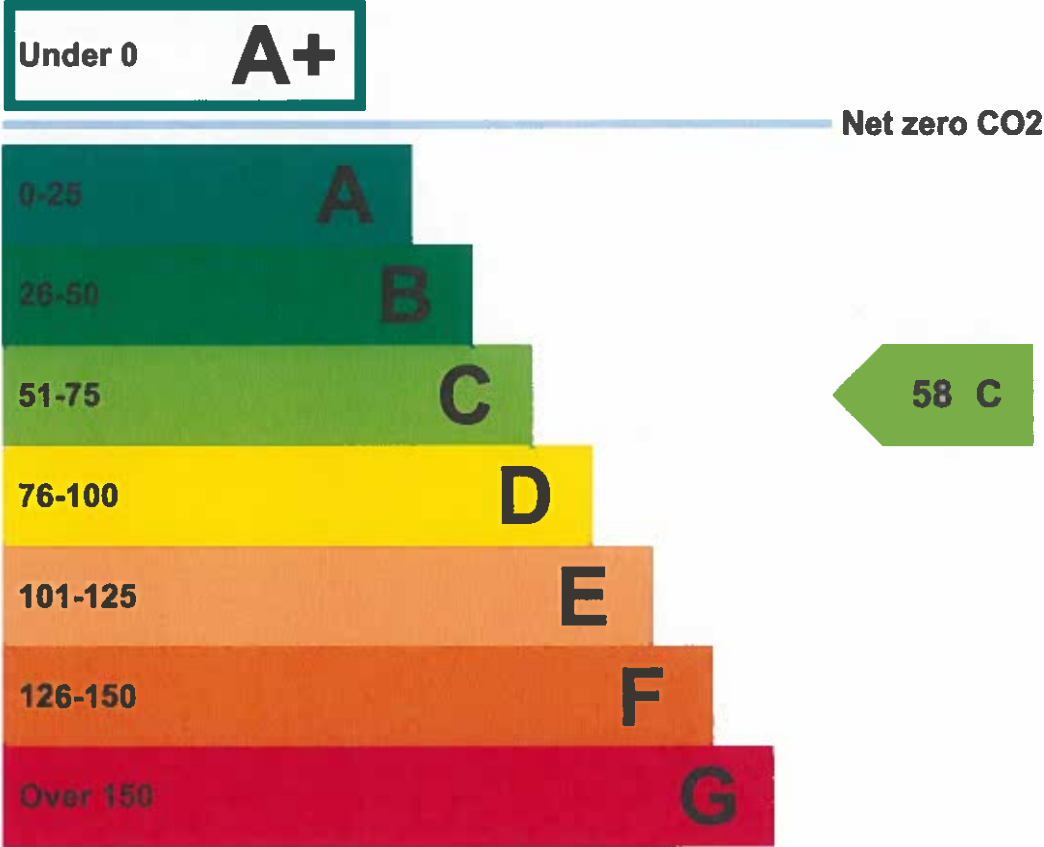
Rules on letting this property

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 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

30 B

If typical of the existing stock

122 E

Breakdown of this property's energy performance

Main heating fuel

Natural Gas

Building environment

Heating and Natural Ventilation

Assessment level	3
Building emission rate (kgCO₂/m² per year)	23.52
Primary energy use (kWh/m² per year)	163

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9007-5447-5002-0079-1502\)](/energy-certificate/9007-5447-5002-0079-1502).

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	Daniel Patak
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID206065
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	ECO Approach Ltd
Employer address	182a High Street, Beckenham, BR3 1EW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 January 2023
Date of certificate	30 January 2023

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



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Energy performance certificate (EPC) recommendation report

Unit 15 The Metro Centre Toutley Road WOKINGHAM RG41 1QW	Report number 9007-5447-5002-0079-1502
	Valid until 29 January 2033

Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/2050-3909-5070-5407-0171\)](#).

Recommendations

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider switching from gas to biomass.	High

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	30 January 2023
Total useful floor area	280 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	G-ISEM Ltd, G-ISEM, v25.2, SBEM, v6.1.d.0

Assessor's details

Assessor's name	Daniel Patak
Telephone	0203 397 8220
Email	hello@propcert.co.uk
Employer's name	ECO Approach Ltd
Employer's address	182a High Street, Beckenham, BR3 1EW
Assessor ID	QUID206065
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

Other reports for this property

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