



# GARDEN ROOM KITS

PRICE LIST

APRIL 2026

**BUILT BY US - INSTALLED BY YOU**



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# About our Garden Room Kits



We created two distinct specification options for our garden room kits, recognising that budgets vary as well as the end use of the garden room so there is a choice from either our **Premier** or our **Classic** Range.

Our Premier range of Garden Rooms and Kits offers the highest level of insulation, strength and finish; 100mm insulation in walls, roof and floor and 122mm thick SIPs.

We have shown our standard sizes in this brochure, however all Premier Garden Room Kits can be built to your size requirements (prices may vary).

A more budget friendly option in our Garden Room Kits is our Classic range which still offers a superior garden room for year round use. Floor and Walls are 97mm thick SIPs with 75mm insulation, roof from 122mm SIPs (100mm insulation) and finished internally in Standard MDF.

Classic rooms can also be built to different sizes - prices may vary.

## Cladding Options



Thermowood



British Cedar



Western Red Cedar



Composite

Our Complete Kits and Shell & External Kits offer a choice of external cladding from either Thermowood, British Cedar, Western Red Cedar or Composite. Prices are shown for each option on our models pages and assume all four walls of the building are clad in one type.

You can choose whether all sides of your room are clad in the same finish; where external walls are not visible you may prefer to opt for a less expensive cladding and we can provide a price change for this on request.

# Our Models



**The Studio**



**The Executive**



**The Diplomat**



**The Haven**



**The Glevum**



**The Witcombe**



**The Metro**



**The Solo**

# Garden Room Kit Specifications

## Complete Kits

- SIP wall and floor panels: **Premier 122mm thick with 100mm insulation** or **Classic 97mm thick with 75mm insulation**
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls & Ceiling or tapered edge plasterboard with Easy Fill 60 & scrim (Premier) or 3mm Flat MDF pre-adhered to internal SIP panel (Classic)
- Paint for internal walls and ceiling
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

## Shell & External Kits

- SIP wall and floor panels: Premier 122mm thick with 100mm insulation or Classic 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

## Shell Kits

- SIP wall and floor panels: **Premier 122mm thick with 100mm insulation** or **Classic 97mm thick with 75mm insulation**
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Premier Complete Garden Room Kit Prices

**All Prices Include VAT and Exclude Delivery**

## Studio



## Executive



## Haven



## Metro



## Studio, Executive, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£10,874	£11,274	£12,474	£12,474
3.5m x 2.5m	£11,382	£11,782	£12,982	£12,982
4m x 2.5m	£11,690	£12,090	£13,290	£13,290
3m x 3m	£11,466	£11,866	£13,066	£13,066
3.5m x 3m	£11,802	£12,202	£13,402	£13,402
4m x 3m	£12,199	£12,599	£13,799	£13,799
4.5m x 3m	£12,752	£13,152	£14,352	£14,352
5m x 3m	£13,367	£13,767	£14,967	£14,967
5.5m x 3m	£13,522	£13,922	£15,122	£15,122
6m x 3m	£14,074	£14,474	£15,674	£15,674
4m x 4m	£13,451	£13,851	£15,051	£15,051
4.5m x 4m	£14,074	£14,474	£15,674	£15,674
5m x 4m	£14,490	£14,890	£16,090	£16,090
5.5m x 4m	£14,706	£15,106	£16,306	£16,306
6m x 4m	£15,106	£15,506	£16,706	£16,706

**All sizes are INTERNAL dimensions**

## Each Premier Complete Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls & Ceiling or tapered edge plasterboard with Easy Fill 60 & scrim
- Paint for internal walls and ceiling
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Premier Complete Garden Room Kit Prices

**Diplomat**



**Glevum**



**Witcombe**



**Solo**



## Diplomat, Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£12,699	£13,099	£14,299	£14,299
4.5m x 3m	£13,252	£13,652	£14,852	£14,852
5m x 3m	£13,867	£14,267	£15,467	£15,467
5.5m x 3m	£14,022	£14,422	£15,622	£15,622
6m x 3m	£14,574	£14,974	£16,174	£16,174
4m x 4m	£13,951	£14,351	£15,551	£15,551
4.5m x 4m	£14,574	£14,974	£16,174	£16,174
5m x 4m	£14,990	£15,390	£16,590	£16,590
5.5m x 4m	£15,206	£15,606	£16,806	£16,806
6m x 4m	£15,606	£16,006	£17,206	£17,206

## Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
<b>Standard Model</b>				
2.5m x 2.5m	£10,474	£10,874	£12,074	£12,074
2.8m x 2.5m	£10,874	£11,274	£12,474	£12,474
2.8m x 2.8m	£11,374	£11,774	£12,974	£12,974
<b>Corner Model</b>				
2.8m x 2.5m	£11,174	£11,574	£12,774	£12,774
2.8m x 2.8m	£11,674	£12,074	£13,274	£13,274

All sizes are INTERNAL dimensions

All Prices Include VAT and Exclude Delivery

### Each Premier Complete Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls & Ceiling or tapered edge plasterboard with Easy Fill 60 & scrim
- Paint for internal walls and ceiling
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Classic Complete Garden Room Kit Prices

All Prices Include VAT and Exclude Delivery

## Studio



## Executive



## Haven



## Metro



## Studio, Executive, Haven & Metro

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£9,874	£10,274	£11,474	£11,474
3.5m x 2.5m	£10,382	£10,782	£11,982	£11,982
4m x 2.5m	£10,690	£11,090	£12,290	£12,290
3m x 3m	£10,466	£10,866	£12,066	£12,066
3.5m x 3m	£10,802	£11,202	£12,402	£12,402
4m x 3m	£11,199	£11,599	£12,799	£12,799
4.5m x 3m	£11,752	£12,152	£13,352	£13,352
5m x 3m	£12,367	£12,767	£13,967	£13,967
5.5m x 3m	£12,522	£12,922	£14,122	£14,122
6m x 3m	£13,074	£13,474	£14,674	£14,674
4m x 4m	£12,451	£12,851	£14,051	£14,051
4.5m x 4m	£13,074	£13,474	£14,674	£14,674
5m x 4m	£13,490	£13,890	£15,090	£15,090
5.5m x 4m	£13,706	£14,106	£15,306	£15,306
6m x 4m	£14,106	£14,506	£15,706	£15,706

All sizes are INTERNAL dimensions

## Each Classic Complete Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 3mm MDF panel pre-adhered to internal SIP
- Paint for internal walls and ceiling
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Classic Complete Garden Room Kit Prices

**Diplomat**



**Glevum**



**Witcombe**



**Solo**



## Diplomat, Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£11,699	£12,099	£13,299	£13,299
4.5m x 3m	£12,252	£12,652	£13,852	£13,852
5m x 3m	£12,867	£13,267	£14,467	£14,467
5.5m x 3m	£13,022	£13,422	£14,622	£14,622
6m x 3m	£13,574	£13,974	£15,174	£15,174
4m x 4m	£12,951	£13,351	£14,551	£14,551
4.5m x 4m	£13,574	£13,974	£15,174	£15,174
5m x 4m	£13,990	£14,390	£15,590	£15,590
5.5m x 4m	£14,206	£14,606	£15,806	£15,806
6m x 4m	£14,606	£15,006	£16,206	£16,206

## Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
<b>Standard Model</b>				
2.5m x 2.5m	£9,474	£9,874	£11,074	£11,074
2.8m x 2.5m	£9,874	£10,274	£11,474	£11,474
2.8m x 2.8m	£10,374	£10,774	£11,974	£11,974
<b>Corner Model</b>				
2.8m x 2.5m	£10,174	£10,574	£11,774	£11,774
2.8m x 2.8m	£10,674	£11,074	£12,274	£12,274

All sizes are INTERNAL dimensions

All Prices Include VAT and Exclude Delivery

## Each Classic Complete Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 3mm MDF panel pre-adhered to internal SIP
- Paint for internal walls and ceiling
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Premier Shell & External Garden Room Kit Prices

All Prices Include VAT and Exclude Delivery

## Studio



## Executive



## Haven



## Metro



## Studio, Executive, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£10,074	£10,474	£11,674	£11,674
3.5m x 2.5m	£10,582	£10,982	£12,182	£12,182
4m x 2.5m	£10,890	£11,290	£12,490	£12,490
3m x 3m	£10,666	£11,066	£12,266	£12,266
3.5m x 3m	£11,002	£11,402	£12,602	£12,602
4m x 3m	£11,399	£11,799	£12,999	£12,999
4.5m x 3m	£11,952	£12,352	£13,552	£13,552
5m x 3m	£12,567	£12,967	£14,167	£14,167
5.5m x 3m	£12,772	£13,122	£14,322	£14,322
6m x 3m	£13,274	£13,674	£14,874	£14,874
4m x 4m	£12,651	£13,051	£14,251	£14,251
4.5m x 4m	£13,274	£13,674	£14,874	£14,874
5m x 4m	£13,690	£14,090	£15,290	£15,290
5.5m x 4m	£13,906	£14,306	£15,506	£15,506
6m x 4m	£14,306	£14,706	£15,906	£15,906

All sizes are INTERNAL dimensions

## Each Premier Shell & External Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Premier Shell & External Garden Room Kit Prices

Diplomat



Glevum



Witcombe



Solo



## Diplomat, Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£11,899	£12,299	£13,499	£13,499
4.5m x 3m	£12,452	£12,852	£14,052	£14,052
5m x 3m	£13,067	£13,467	£14,667	£14,667
5.5m x 3m	£13,222	£13,622	£14,822	£14,822
6m x 3m	£13,774	£14,174	£15,374	£15,374
4m x 4m	£13,151	£13,451	£14,751	£14,751
4.5m x 4m	£13,774	£14,174	£15,374	£15,374
5m x 4m	£14,190	£14,590	£15,790	£15,790
5.5m x 4m	£14,406	£14,806	£16,006	£16,006
6m x 4m	£14,806	£15,206	£16,406	£16,406

## Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
<b>Standard Model</b>				
2.5m x 2.5m	£9,674	£10,074	£11,274	£11,274
2.8m x 2.5m	£10,074	£10,474	£11,674	£11,674
2.8m x 2.8m	£10,574	£10,974	£12,174	£12,174
<b>Corner Model</b>				
2.8m x 2.5m	£10,374	£10,774	£11,974	£11,974
2.8m x 2.8m	£10,874	£11,274	£12,474	£12,474

All sizes are INTERNAL dimensions

All Prices Include VAT and Exclude Delivery

Each Premier Shell & External Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Classic Shell & External Garden Room Kit Prices

All Prices Include VAT and Exclude Delivery

## Studio



## Executive



## Haven



## Metro



## Studio, Executive, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£9,074	£9,474	£10,674	£10,674
3.5m x 2.5m	£9,582	£9,952	£11,182	£11,182
4m x 2.5m	£9,890	£10,290	£11,490	£11,490
3m x 3m	£9,666	£10,066	£11,266	£11,266
3.5m x 3m	£10,002	£10,402	£11,602	£11,602
4m x 3m	£10,399	£10,799	£11,999	£11,999
4.5m x 3m	£10,952	£11,352	£12,552	£12,552
5m x 3m	£11,567	£11,967	£13,167	£13,167
5.5m x 3m	£11,722	£12,122	£13,322	£13,322
6m x 3m	£12,274	£12,674	£13,874	£13,874
4m x 4m	£11,651	£12,051	£13,251	£13,251
4.5m x 4m	£12,274	£12,674	£13,874	£13,874
5m x 4m	£12,690	£13,090	£14,290	£14,290
5.5m x 4m	£12,906	£13,306	£14,506	£14,506
6m x 4m	£13,306	£13,706	£14,906	£14,906

All sizes are INTERNAL dimensions

## Each Classic Shell & External Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Classic Shell & External Garden Room Kit Prices

**Diplomat**



**Glevum**



**Witcombe**



**Solo**



**Diplomat, Glevum & Witcombe Models**

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£10,899	£11,299	£12,409	£12,409
4.5m x 3m	£11,452	£11,852	£13,052	£13,052
5m x 3m	£12,067	£12,467	£13,667	£13,667
5.5m x 3m	£12,222	£12,622	£13,822	£13,822
6m x 3m	£12,774	£13,174	£14,374	£14,374
4m x 4m	£12,151	£12,451	£13,751	£13,751
4.5m x 4m	£12,774	£13,174	£14,374	£14,374
5m x 4m	£13,190	£13,590	£14,790	£14,790
5.5m x 4m	£13,406	£13,806	£15,006	£15,006
6m x 4m	£13,806	£14,206	£15,406	£15,406

**Solo**

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
<b>Standard Model</b>				
2.5m x 2.5m	£9,182	£9,582	£10,782	£10,782
2.8m x 2.5m	£9,582	£9,982	£11,182	£11,182
2.8m x 2.8m	£10,082	£10,482	£11,682	£11,682
<b>Corner Model</b>				
2.8m x 2.5m	£9,882	£10,282	£11,482	£11,482
2.8m x 2.8m	£10,382	£10,782	£11,982	£11,982

All sizes are INTERNAL dimensions

**All Prices Include VAT and Exclude Delivery**

**Each Classic Shell & External Kit contains:**

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Premier Shell Garden Room Kit Prices

All Prices Include VAT and Exclude Delivery

## Studio



## Executive



## Haven



## Metro



## Studio, Executive, Haven & Metro Models

Size (w x d)	
3m x 2.5m	£3,925
3.5m x 2.5m	£4,123
4m x 2.5m	£4,278
3m x 3m	£4,249
3.5m x 3m	£4,589
4m x 3m	£4,776
4.5m x 3m	£5,112
5m x 3m	£5,448
5.5m x 3m	£5,569
6m x 3m	£6,175
4m x 4m	£5,752
4.5m x 4m	£6,239
5m x 4m	£6,727
5.5m x 4m	£7,211
6m x 4m	£7,696

All sizes are INTERNAL dimensions

## Each Premier Shell Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Premier Shell Garden Room Kit Prices

**Diplomat**



**Glevum**



**Witcombe**



**Solo**



**Diplomat, Glevum & Witcombe Models**

Size (w x d)	
4m x 3m	£6,696
4.5m x 3m	£7,144
5m x 3m	£7,368
5.5m x 3m	£7,974
6m x 3m	£8,095
4m x 4m	£7,610
4.5m x 4m	£8,094
5m x 4m	£8,579
5.5m x 4m	£9,063
6m x 4m	£9,547

**Solo**

Size (w x d)	
<b>Standard Model</b>	
2.5m x 2.5m	£3,535
2.8m x 2.5m	£3,925
2.8m x 2.8m	£4,325
<b>Corner Model</b>	
2.8m x 2.5m	£4,082
2.8m x 2.8m	£4,483

**All Prices Include VAT and Exclude Delivery**

**Each Premier Shell Kit contains:**

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

**All sizes are INTERNAL dimensions**

# Classic Shell Garden Room Kit Prices

All Prices Include VAT and Exclude Delivery

## Studio



## Executive



## Haven



## Metro



## Studio, Executive, Haven & Metro Models

Size (w x d)	
3m x 2.5m	£3,425
3.5m x 2.5m	£3,623
4m x 2.5m	£3,778
3m x 3m	£3,749
3.5m x 3m	£4,089
4m x 3m	£4,276
4.5m x 3m	£4,612
5m x 3m	£4,948
5.5m x 3m	£5,069
6m x 3m	£5,675
4m x 4m	£5,252
4.5m x 4m	£5,739
5m x 4m	£6,227
5.5m x 4m	£6,711
6m x 4m	£7,296

All sizes are INTERNAL dimensions

## Each Classic Shell Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

# Classic Shell Garden Room Kit Prices

**Diplomat**



**Glevum**



**Witcombe**



## Diplomat Glevum & Witcombe Models

Size (w x d)	
4m x 3m	£6,196
4.5m x 3m	£6,644
5m x 3m	£6,868
5.5m x 3m	£7,474
6m x 3m	£7,595
4m x 4m	£7,110
4.5m x 4m	£7,594
5m x 4m	£8,079
5.5m x 4m	£8,563
6m x 4m	£9,047

## Each Classic Shell Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

**All Prices Include VAT and Exclude Delivery**

**All sizes are INTERNAL dimensions**

# Key Information



## How to order

For a quote or any further information call us on **01452 501455**, or email to [info@futuresips.co.uk](mailto:info@futuresips.co.uk).

Or, simply fill in our Contact Form online at [www.futuresips.co.uk](http://www.futuresips.co.uk)

## Payment Terms

Our payment terms are as follows:

On Order Confirmation: **£1,000** deposit (see terms and conditions in respect of cancellations and refunds).

On receipt of your deposit we will confirm your proposed delivery date with you.

Then:

On manufacture: **35%** of order value (less deposit)

7 Days prior to Delivery: **Full balance payable**

## Guarantee

All our Garden Room Kits come with a Future Sips Manufacturer's 10 Year Guarantee.

Other manufacturers' warranties and guarantees may apply on items such as glazing. Please refer to our Terms and Conditions for full details.

## Delivery

Delivery charges apply and are dependent on location.

Delivery to Mainland England & Wales is **£250** inc VAT (Mon - Fri. Additional charges may apply for weekend deliveries).

Delivery to Mainland Scotland (up to & including Glasgow & Edinburgh) **£450 inc VAT** (Mon - Fri. Additional charges may apply for weekend deliveries).

Delivery charges will be quoted for other locations.

Any delivery charges will be confirmed with your quote. The Delivery Date will be agreed upon confirmation of your order.

Please note:

- We will require parking to unload our vehicles. Usually, four parking spaces are adequate.
- If parking permits are required, please make these available during delivery.



01452 501455



[www.futuresips.co.uk](http://www.futuresips.co.uk)



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