



Breckland Garden Buildings

Garden Rooms & Offices

ISSUE 2026 V6



MANUFACTURERS OF BESPOKE TIMBER GARDEN BUILDINGS
HANDMADE IN NORFOLK

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Welcome to Breckland Garden Buildings

Breckland Garden Buildings Ltd opened in 2018 and has been providing products and services ever since. No matter how unique or challenging your request is, you can count on us to help you get the building you envisage.

Based in East Harling, Norfolk, we have a strong team with over 50 years experience in the industry.

What really sets us apart from the rest is our ability to customise our buildings to meet customers' needs, as well as our fantastic team of installers and our manufacturing team.

With thousands of satisfied customers and a continually expanding range of high-quality garden buildings, Breckland Garden Buildings is proud to be a trusted choice for outdoor spaces. Our collection offers something to suit every style and need, and if our brochure doesn't include the perfect fit, we're happy to create a bespoke design tailored to your requirements.

Breckland Garden Buildings utilise the highest quality timber sourced from sustainably managed forests. We also strive to source many of our other materials from UK manufacturers and suppliers, such as our felt, slate-effect tiles & breathable membrane (moisture barrier), which are produced and supplied to us by a leading UK manufacturer & supplier.

We recommend visiting our sales agent, Bourne Buildings, based in Farnham, Surrey, to appreciate the quality of our buildings. However, if you are unable to visit the show site, we have many beautiful examples of our buildings featured in our brochures and on our website.

All our photos feature show models at Bourne Buildings or buildings installed in our lovely customers' gardens.

From the purchase and construction to the delivery and installation, all of which are carried out by our own staff, we will make the process as convenient as possible, with aftercare dealt with as a priority.

Our garden buildings come with a 12-month guarantee against faulty parts and workmanship and 10 years against wood rot and fungal disease when treated & maintained in line with our recommendations.



Pent roof garden room with sliding door & full-length windows in UPVC or aluminium, vertical thermowood cladding, EPDM rubber roof, black aluminium trim pack with 6" recessed porch & composite decking

STANDARD SPECIFICATION

CLADDING

Thermowood – Redwood Scandinavian tongue & groove vertical cladding 19mm x 125mm (16mm finish), 44mm x 125mm framework to walls & solvent treatment to cladding

FLOOR

18mm moisture resistant chipboard & 44mm x 44mm pressure treated Redwood floor joists

ROOF

18mm structural grade OSB boards with 44mm x 95mm – 44mm x 146mm roof joists, depending on building size, EPDM rubber roof with black aluminium trim pack, 6" recessed porch & composite decking

ROOF OVERHANG

6" overhang to front (recessed porch) & 4" to sides, rear is flush to cladding

DOORS & WINDOWS

Sliding door with 180mm door cill, 2 medium (M) 601mm - 850mm wide full length top vented windows (one on each side)

Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows)

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

OPTIONAL EXTRAS (further information on page 42)

- Painted external finish
- MDF lining – painted white as standard internal V grooved long grain (vertical) MDF lining to walls & roof with moisture barrier & 25mm cavity board insulation to walls, roof & floor
- 50mm cavity board insulation upgrade to walls & roof (floor can only be 25mm insulation, see pg. 49)
- Partition
- Integral open sided area
- Extra board of height
- UPVC doors & windows
- Aluminium doors & windows
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door for internal partitions
- Composite decking
- Laminate flooring
- 1st fix customer cable fitting
- External spotlight package (10 lights, white or blue)



16' x 10' Pent Garden Room Internal view



16' x 10' Pent Garden Room

Aluminium 8' (2438mm x 2000mm) single sliding door, 2 aluminium full length fixed windows to sides (M) (710mm x 1956mm), in lieu of top vent windows, 2 additional opening privacy windows (915mm x 450mm), black with black fixings, vertical Thermowood cladding, black aluminium trim pack with 6" recessed porch & charcoal composite decking to front, solvent treated finish, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, EPDM rubber roof & laminate floor midnight grey



EDEN PENT PRICE LIST

5

Includes sliding door, 2 full length top vented windows (one on each side), vertical thermowood cladding, EPDM rubber roof, black aluminium trim pack with 6" recessed porch & composite decking
Building layouts see page 6

Buiding Size		Doors	UPVC Sliding door with UPVC windows	Aluminium sliding door with aluminium windows	Cladding Option	Roof trim & Porch	Paint Option	Lining & Insulation Options		Roof Options	Flooring
Size (ft) w x d	Size (m) w x d	Sliding door width	Basic Price	Basic Price	Vertical Cladding Upgrade	Black aluminium trim pack, 6" recessed porch & composite decking	Painted Finish	Painted MDF Lining & 25mm Insulation	Painted MDF Lining & 50mm Insulation	EPDM Rubber Roof	Laminate Floor
8 x 6	2.44 x 1.83	1800mm (6ft)	£9,392	£14,797	Included	Included	£1,512	£2,717	£3,095	Included	£461
8 x 8	2.44 x 2.44	1800mm (6ft)	£11,558	£16,936	Included	Included	£1,728	£3,238	£3,700	Included	£614
10 x 8	3.05 x 2.44	1800mm (6ft)	£14,171	£19,524	Included	Included	£1,944	£3,760	£4,306	Included	£768
12 x 8	3.66 x 2.44	1800mm (6ft)	£15,780	£21,107	Included	Included	£2,160	£4,282	£4,911	Included	£922
14 x 8	4.27 x 2.44	2438mm (8ft)	£17,761	£23,062	Included	Included	£2,376	£4,803	£5,516	Included	£1,075
16 x 8	4.88 x 2.44	2438mm (8ft)	£19,928	£25,203	Included	Included	£2,592	£5,325	£6,121	Included	£1,229
18 x 8	5.49 x 2.44	3048mm (10ft)	£22,538	£27,787	Included	Included	£2,808	£5,846	£6,726	Included	£1,382
20 x 8	6.10 x 2.44	3048mm (10ft)	£23,252	£28,475	Included	Included	£3,024	£6,368	£7,331	Included	£1,536
22 x 8	6.71 x 2.44	3048mm (10ft)	£25,173	£30,370	Included	Included	£3,240	£6,890	£7,936	Included	£1,690
22 x 8	6.71 x 2.44	3657mm (12ft)	£26,484	£32,160	Included	Included	£3,240	£6,890	£7,936	Included	£1,690
24 x 8	7.12 x 2.44	3657mm (12ft)	£28,439	£34,089	Included	Included	£3,456	£7,411	£8,541	Included	£1,843
10 x 10	3.05 x 3.05	1800mm (6ft)	£16,057	£21,383	Included	Included	£2,160	£4,340	£4,982	Included	£960
12 x 10	3.66 x 3.05	1800mm (6ft)	£17,917	£23,218	Included	Included	£2,376	£4,920	£5,658	Included	£1,152
14 x 10	4.27 x 3.05	2438mm (8ft)	£19,893	£25,168	Included	Included	£2,592	£5,500	£6,335	Included	£1,344
16 x 10	4.88 x 3.05	2438mm (8ft)	£21,671	£26,920	Included	Included	£2,808	£6,080	£7,011	Included	£1,536
18 x 10	5.49 x 3.05	3048mm (10ft)	£24,812	£30,035	Included	Included	£3,024	£6,660	£7,688	Included	£1,728
20 x 10	6.10 x 3.05	3048mm (10ft)	£25,664	£30,861	Included	Included	£3,240	£7,240	£8,364	Included	£1,920
22 x 10	6.71 x 3.05	3048mm (10ft)	£27,746	£32,918	Included	Included	£3,456	£7,820	£9,040	Included	£2,112
22 x 10	6.71 x 3.05	3657mm (12ft)	£29,057	£34,708	Included	Included	£3,456	£7,820	£9,040	Included	£2,112
24 x 10	7.12 x 3.05	3657mm (12ft)	£31,193	£36,818	Included	Included	£3,672	£8,400	£9,717	Included	£2,304
12 x 12	3.66 x 3.66	1800mm (6ft)	£19,680	£24,954	Included	Included	£2,592	£5,558	£6,406	Included	£1,382
14 x 12	4.27 x 3.66	2438mm (8ft)	£21,880	£27,129	Included	Included	£2,808	£6,197	£7,154	Included	£1,613
16 x 12	4.88 x 3.66	2438mm (8ft)	£23,810	£29,034	Included	Included	£3,024	£6,835	£7,901	Included	£1,843
18 x 12	5.49 x 3.66	3048mm (10ft)	£26,336	£31,533	Included	Included	£3,240	£7,474	£8,649	Included	£2,074
20 x 12	6.10 x 3.66	3048mm (10ft)	£27,559	£32,730	Included	Included	£3,456	£8,112	£9,397	Included	£2,304
22 x 12	6.71 x 3.66	3048mm (10ft)	£29,701	£34,846	Included	Included	£3,672	£8,750	£10,144	Included	£2,534
22 x 12	6.71 x 3.66	3657mm (12ft)	£31,012	£36,636	Included	Included	£3,672	£8,750	£10,144	Included	£2,534
24 x 12	7.12 x 3.66	3657mm (12ft)	£33,188	£38,786	Included	Included	£3,888	£9,389	£10,892	Included	£2,765
14 x 14	4.27 x 4.27	2438mm (8ft)	£24,915	£30,138	Included	Included	£3,024	£6,894	£7,973	Included	£1,882
16 x 14	4.88 x 4.27	2438mm (8ft)	£27,069	£32,266	Included	Included	£3,240	£7,590	£8,792	Included	£2,150
18 x 14	5.49 x 4.27	3048mm (10ft)	£29,748	£34,919	Included	Included	£3,456	£8,287	£9,611	Included	£2,419
20 x 14	6.10 x 4.27	3048mm (10ft)	£30,355	£35,500	Included	Included	£3,672	£8,984	£10,430	Included	£2,688
22 x 14	6.71 x 4.27	3048mm (10ft)	£32,868	£37,987	Included	Included	£3,888	£9,681	£11,249	Included	£2,957
22 x 14	6.71 x 4.27	3657mm (12ft)	£34,179	£39,777	Included	Included	£3,888	£9,681	£11,249	Included	£2,957
24 x 14	7.12 x 4.27	3657mm (12ft)	£36,692	£42,264	Included	Included	£4,104	£10,378	£12,068	Included	£3,226
16 x 16	4.88 x 4.88	2438mm (8ft)	£30,142	£35,313	Included	Included	£3,456	£8,346	£9,682	Included	£2,458
18 x 16	5.49 x 4.88	3048mm (10ft)	£33,045	£38,190	Included	Included	£3,672	£9,101	£10,572	Included	£2,765
20 x 16	6.10 x 4.88	3048mm (10ft)	£33,806	£38,925	Included	Included	£3,888	£9,856	£11,462	Included	£3,072
22 x 16	6.71 x 4.88	3048mm (10ft)	£35,702	£40,796	Included	Included	£4,104	£10,611	£12,353	Included	£3,379
22 x 16	6.71 x 4.88	3657mm (12ft)	£37,013	£42,586	Included	Included	£4,104	£10,611	£12,353	Included	£3,379
24 x 16	7.12 x 4.88	3657mm (12ft)	£39,567	£45,114	Included	Included	£4,320	£11,366	£13,243	Included	£3,686
26 x 16	7.92 x 4.88	4267mm (14ft)	£43,573	£50,400	Included	Included	£4,536	£12,122	£14,133	Included	£3,994
18 x 18	5.49 x 5.49	3048mm (10ft)	£36,553	£41,672	Included	Included	£3,888	£9,914	£11,534	Included	£3,110
20 x 18	6.10 x 5.49	3048mm (10ft)	£37,538	£42,631	Included	Included	£4,104	£10,728	£12,495	Included	£3,456
22 x 18	6.71 x 5.49	3048mm (10ft)	£40,616	£45,683	Included	Included	£4,320	£11,542	£13,457	Included	£3,802
22 x 18	6.71 x 5.49	3657mm (12ft)	£41,927	£47,473	Included	Included	£4,320	£11,542	£13,457	Included	£3,802
24 x 18	7.12 x 5.49	3657mm (12ft)	£44,406	£49,926	Included	Included	£4,536	£12,355	£14,418	Included	£4,147
26 x 18	7.92 x 5.49	4267mm (14ft)	£49,108	£55,910	Included	Included	£4,752	£13,169	£15,380	Included	£4,493
28 x 18	8.53 x 5.49	4267mm (14ft)	£51,701	£58,477	Included	Included	£4,968	£13,982	£16,341	Included	£4,838
20 x 20	6.10 x 6.10	3048mm (10ft)	£40,691	£45,758	Included	Included	£4,320	£11,600	£13,528	Included	£3,840
22 x 20	6.71 x 6.10	3048mm (10ft)	£42,966	£48,007	Included	Included	£4,536	£12,472	£14,561	Included	£4,224
22 x 20	6.71 x 6.10	3657mm (12ft)	£44,277	£49,797	Included	Included	£4,536	£12,472	£14,561	Included	£4,224
24 x 20	7.12 x 6.10	3657mm (12ft)	£46,368	£51,862	Included	Included	£4,752	£13,344	£15,594	Included	£4,608
26 x 20	7.92 x 6.10	4267mm (14ft)	£49,797	£56,573	Included	Included	£4,968	£14,216	£16,626	Included	£4,992
28 x 20	8.53 x 6.10	4267mm (14ft)	£52,431	£59,181	Included	Included	£5,184	£15,088	£17,659	Included	£5,376
30 x 20	9.14 x 6.10	4267mm (14ft)	£55,063	£61,787	Included	Included	£5,400	£15,960	£18,692	Included	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

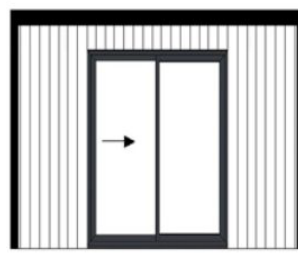
Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows) – please state on order



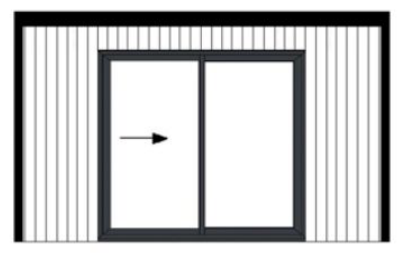
8' (2.44m) front with 6ft single sliding door



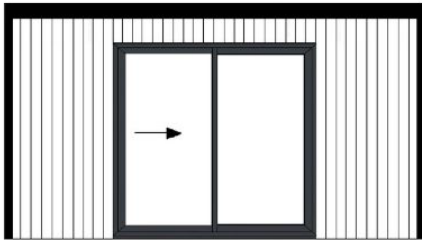
10' (3.05m) front with 6ft single sliding door



12' (3.66m) front with 6ft single sliding door



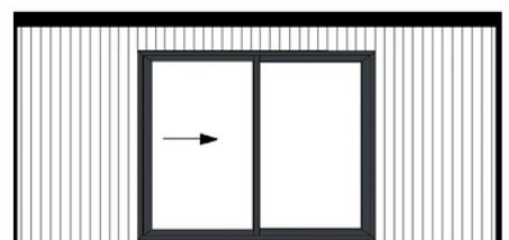
14' (4.27m) front with 8ft single sliding door



16' (4.88m) front with 8ft single sliding door



18' (5.49m) front with 10ft single sliding door



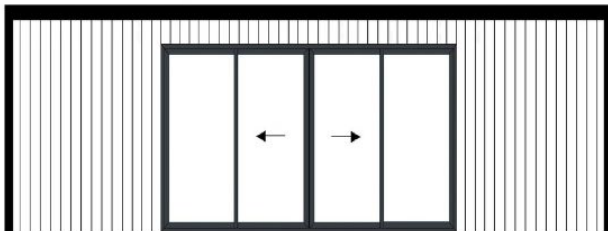
20' (6.10m) front with 10ft single sliding door



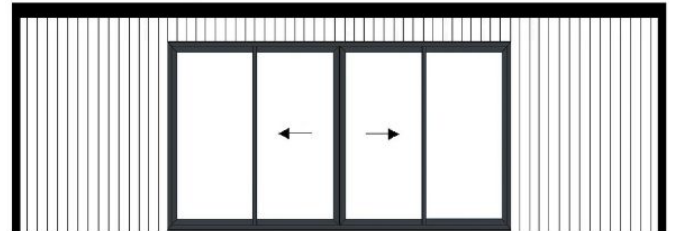
22' (6.71m) front with 10ft single sliding door



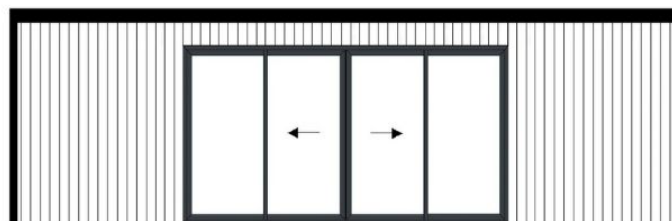
22' (6.71m) front with 12ft double sliding door



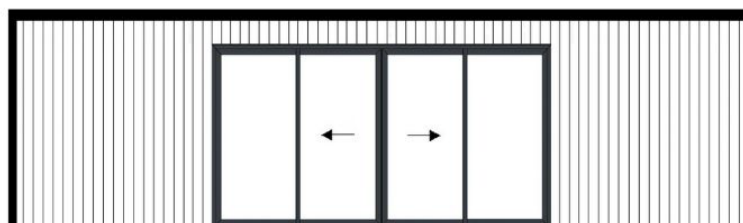
24' (7.12m) front with 12ft double sliding door



26' (7.92m) front with 14ft double sliding door



28' (8.53m) front with 14ft double sliding door



30' (9.14m) front with 14ft double sliding door

Drawings show our standard layouts with sliding door in the centre. Layouts can be altered to suit your needs (drawings are not to scale)

Pent roof garden room with sliding door & full length windows in UPVC or aluminium

STANDARD SPECIFICATION

CLADDING

Thermowood – Redwood Scandinavian tongue & groove horizontal cladding 19mm x 125mm (16mm finish), 44mm x 125mm framework to walls & solvent treatment to cladding

FLOOR

18mm moisture resistant chipboard & 44mm x 44mm pressure treated Redwood floor joists

ROOF

18mm structural grade OSB boards with 44mm x 95mm – 44mm x 146mm roof joists, depending on building size, EPDM rubber roof with UPVC black trim to all 4 sides of roof (100mm deep)

ROOF OVERHANG

12" overhang to front & 4" to sides, rear is flush to cladding

DOORS & WINDOWS

Sliding door with 180mm door cill, 2 medium (M) 601mm - 850mm wide full length top vented windows (one on each side)

Buildings 20' and over come with 2 fixed windows to front

Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows)

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

OPTIONAL EXTRAS (further information on page 42)

- Vertical Cladding
- Painted external finish
- MDF lining – painted white as standard internal V grooved long grain (vertical) MDF lining to walls & roof with moisture barrier & 25mm cavity board insulation to walls, roof & floor
- 50mm cavity board insulation upgrade to walls & roof (floor can only be 25mm insulation, see pg. 49)
- Partition
- Integral open sided area
- Black aluminium trim pack with 6" recessed porch with composite decking (replaces standard 12" overhang, will instead have 6" overhang with recessed porch)
- Non-standard shape
- Extra board of height
- UPVC doors & windows
- Aluminium doors & windows
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door for internal partitions
- Composite decking
- Laminate flooring
- 1st fix customer cable fitting
- External spotlight package (10 lights, white or blue)



14' x 10' Pent Garden Room

Aluminium 12' (3657mm x 2000mm) double sliding door, 2 aluminium full length top vent windows to side (M) with additional full length top vent window (M) as one unit (2730mm x 1956mm), anthracite with black fixings, horizontal Thermowood cladding, 12" overhang to front with extended 12" overhang to LHS, anthracite painted finish, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, EPDM rubber roof, laminate floor lucca walnut, spotlight package (10 lights white), black guttering & downpipe to rear



14' x 10' Pent Garden Room Internal View



14' x 10' Pent Garden Room
Showing external spotlight package (10 lights, white)

HAMPTON PENT PRICE LIST

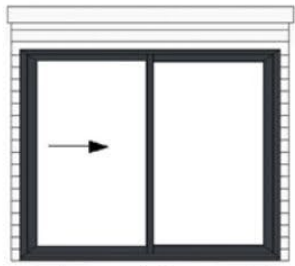
Includes sliding door, 2 full length top vented windows (one on each side), & EPDM rubber roof
Buildings 20' & over come with 2 fixed full length windows to front
Building layouts see page 9

Buiding Size		Doors	UPVC Sliding door with UPVC windows	Aluminium sliding door with aluminium windows	Cladding Option	Roof trim & Porch	Paint Option	Lining & Insulation Options		Roof Options	Flooring
Size (ft) w x d	Size (m) w x d	Sliding door width	Basic Price	Basic Price	Vertical Cladding Upgrade	Black aluminium trim pack with 6" recessed porch & composite decking	Painted Finish	Painted MDF Lining & 25mm Insulation	Painted MDF Lining & 50mm Insulation	EPDM Rubber Roof	Laminate Floor
8 x 6	2.44 x 1.83	1800mm (6ft)	£7,132	£12,718	£598	£1,480	£1,512	£2,717	£3,095	Included	£461
8 x 8	2.44 x 2.44	1800mm (6ft)	£8,616	£14,202	£735	£1,640	£1,728	£3,238	£3,700	Included	£614
10 x 8	3.05 x 2.44	2438mm (8ft)	£10,991	£16,577	£921	£1,890	£1,944	£3,760	£4,306	Included	£768
12 x 8	3.66 x 2.44	3048mm (10ft)	£12,824	£18,410	£1,039	£2,140	£2,160	£4,282	£4,911	Included	£922
14 x 8	4.27 x 2.44	3657mm (12ft)	£15,312	£21,377	£1,163	£2,390	£2,376	£4,803	£5,516	Included	£1,075
16 x 8	4.88 x 2.44	4267mm (14ft)	£18,416	£25,788	£1,312	£2,640	£2,592	£5,325	£6,121	Included	£1,229
18 x 8	5.49 x 2.44	4267mm (14ft)	£19,827	£27,199	£1,438	£2,890	£2,808	£5,846	£6,726	Included	£1,382
20 x 8	6.10 x 2.44	4267mm (14ft)	£20,853	£29,487	£1,568	£3,140	£3,024	£6,368	£7,331	Included	£1,536
22 x 8	6.71 x 2.44	4267mm (14ft)	£22,281	£30,915	£1,695	£3,390	£3,240	£6,890	£7,936	Included	£1,690
24 x 8	7.12 x 2.44	4267mm (14ft)	£23,954	£32,704	£1,825	£3,640	£3,456	£7,411	£8,541	Included	£1,843
10 x 10	3.05 x 3.05	2438mm (8ft)	£12,554	£18,140	£1,057	£2,050	£2,160	£4,340	£4,982	Included	£960
12 x 10	3.66 x 3.05	3048mm (10ft)	£14,619	£20,205	£1,194	£2,300	£2,376	£4,920	£5,658	Included	£1,152
14 x 10	4.27 x 3.05	3657mm (12ft)	£17,107	£23,172	£1,315	£2,550	£2,592	£5,500	£6,335	Included	£1,344
16 x 10	4.88 x 3.05	4267mm (14ft)	£19,861	£27,233	£1,425	£2,800	£2,808	£6,080	£7,011	Included	£1,536
18 x 10	5.49 x 3.05	4267mm (14ft)	£21,758	£29,130	£1,595	£3,050	£3,024	£6,660	£7,688	Included	£1,728
20 x 10	6.10 x 3.05	4267mm (14ft)	£22,913	£31,547	£1,734	£3,300	£3,240	£7,240	£8,364	Included	£1,920
22 x 10	6.71 x 3.05	4267mm (14ft)	£24,492	£33,126	£1,872	£3,550	£3,456	£7,820	£9,040	Included	£2,112
24 x 10	7.12 x 3.05	4267mm (14ft)	£26,333	£35,083	£2,015	£3,800	£3,672	£8,400	£9,717	Included	£2,304
12 x 12	3.66 x 3.66	3048mm (10ft)	£16,075	£21,661	£1,316	£2,460	£2,592	£5,558	£6,406	Included	£1,382
14 x 12	4.27 x 3.66	3657mm (12ft)	£18,769	£24,834	£1,453	£2,710	£2,808	£6,197	£7,154	Included	£1,613
16 x 12	4.88 x 3.66	4267mm (14ft)	£21,666	£29,038	£1,573	£2,960	£3,024	£6,835	£7,901	Included	£1,843
18 x 12	5.49 x 3.66	4267mm (14ft)	£23,008	£30,380	£1,684	£3,210	£3,240	£7,474	£8,649	Included	£2,074
20 x 12	6.10 x 3.66	4267mm (14ft)	£24,503	£33,137	£1,853	£3,460	£3,456	£8,112	£9,397	Included	£2,304
22 x 12	6.71 x 3.66	4267mm (14ft)	£26,139	£34,773	£1,993	£3,710	£3,672	£8,750	£10,144	Included	£2,534
24 x 12	7.12 x 3.66	4267mm (14ft)	£28,020	£36,770	£2,136	£3,960	£3,888	£9,389	£10,892	Included	£2,765
14 x 14	4.27 x 4.27	3657mm (12ft)	£21,384	£27,449	£1,687	£2,870	£3,024	£6,894	£7,973	Included	£1,882
16 x 14	4.88 x 4.27	4267mm (14ft)	£24,488	£31,860	£1,824	£3,120	£3,240	£7,590	£8,792	Included	£2,150
18 x 14	5.49 x 4.27	4267mm (14ft)	£25,973	£33,345	£1,944	£3,370	£3,456	£8,287	£9,611	Included	£2,419
20 x 14	6.10 x 4.27	4267mm (14ft)	£26,912	£35,546	£2,054	£3,620	£3,672	£8,984	£10,430	Included	£2,688
22 x 14	6.71 x 4.27	4267mm (14ft)	£28,889	£37,523	£2,224	£3,870	£3,888	£9,681	£11,249	Included	£2,957
24 x 14	7.12 x 4.27	4267mm (14ft)	£31,081	£39,831	£2,394	£4,120	£4,104	£10,378	£12,068	Included	£3,226
16 x 16	4.88 x 4.88	4267mm (14ft)	£27,142	£34,514	£2,057	£3,280	£3,456	£8,346	£9,682	Included	£2,458
18 x 16	5.49 x 4.88	4267mm (14ft)	£28,834	£36,206	£2,194	£3,530	£3,672	£9,101	£10,572	Included	£2,765
20 x 16	6.10 x 4.88	4267mm (14ft)	£29,917	£38,551	£2,315	£3,780	£3,888	£9,856	£11,462	Included	£3,072
22 x 16	6.71 x 4.88	4267mm (14ft)	£31,337	£39,971	£2,425	£4,030	£4,104	£10,611	£12,353	Included	£3,379
24 x 16	7.12 x 4.88	4267mm (14ft)	£33,569	£42,319	£2,595	£4,280	£4,320	£11,366	£13,243	Included	£3,686
26 x 16	7.92 x 4.88	4267mm (14ft)	£35,814	£44,736	£2,764	£4,530	£4,536	£12,122	£14,133	Included	£3,994
18 x 18	5.49 x 5.49	4267mm (14ft)	£31,887	£39,259	£2,463	£3,690	£3,888	£9,914	£11,534	Included	£3,110
20 x 18	6.10 x 5.49	4267mm (14ft)	£33,176	£41,810	£2,601	£3,940	£4,104	£10,728	£12,495	Included	£3,456
22 x 18	6.71 x 5.49	4267mm (14ft)	£35,675	£44,309	£2,814	£4,190	£4,320	£11,542	£13,457	Included	£3,802
24 x 18	7.12 x 5.49	4267mm (14ft)	£37,842	£46,592	£2,974	£4,440	£4,536	£12,355	£14,418	Included	£4,147
26 x 18	7.92 x 5.49	4267mm (14ft)	£40,725	£49,647	£3,203	£4,690	£4,752	£13,169	£15,380	Included	£4,493
28 x 18	8.53 x 5.49	4267mm (14ft)	£42,782	£51,704	£3,373	£4,940	£4,968	£13,982	£16,341	Included	£4,838
20 x 20	6.10 x 6.10	4267mm (14ft)	£35,910	£44,544	£2,834	£4,100	£4,320	£11,600	£13,528	Included	£3,840
22 x 20	6.71 x 6.10	4267mm (14ft)	£37,682	£46,316	£2,971	£4,350	£4,536	£12,472	£14,561	Included	£4,224
24 x 20	7.12 x 6.10	4267mm (14ft)	£39,501	£48,251	£3,092	£4,600	£4,752	£13,344	£15,594	Included	£4,608
26 x 20	7.92 x 6.10	4267mm (14ft)	£41,229	£50,151	£3,202	£4,850	£4,968	£14,216	£16,626	Included	£4,992
28 x 20	8.53 x 6.10	4267mm (14ft)	£43,327	£52,249	£3,372	£5,100	£5,184	£15,088	£17,659	Included	£5,376
30 x 20	9.14 x 6.10	4267mm (14ft)	£45,424	£54,346	£3,541	£5,350	£5,400	£15,960	£18,692	Included	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows) – please state on order



8' (2.44m) front with 6ft single sliding door



10' (3.05m) front with 8ft single sliding door



12' (3.66m) front with 10ft single sliding door



14' (4.27m) front with 12ft double sliding door



16' (4.88m) front with 14ft double sliding door



18' (5.49m) front with 14ft double sliding door



20' (6.10m) front with 14ft double sliding door & 2 (S) 400mm fixed windows to front



22' (6.71m) front with 14ft double sliding door & 2 (S) 600mm fixed windows to front



24' (7.12m) front with 14ft double sliding door & 2 (M) 850mm fixed windows to front



26' (7.92m) front with 14ft double sliding door & 2 (L) 1100mm fixed windows to front

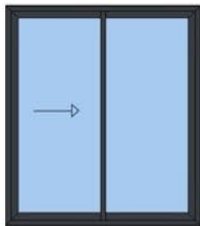
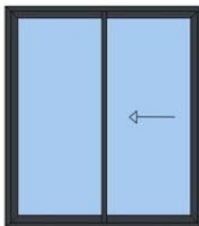
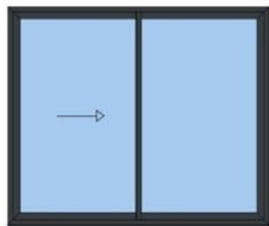
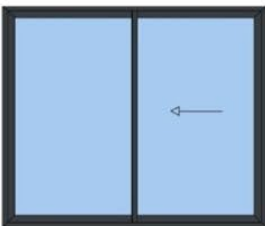
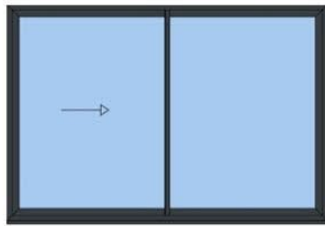
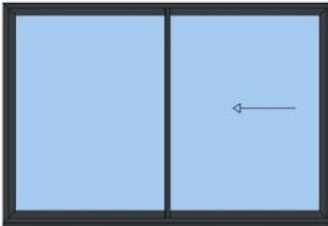
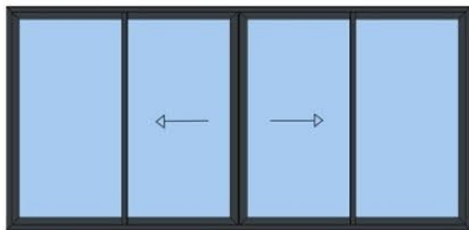


28' (8.53m) front with 14ft double sliding door & 2 (L) 1200mm fixed windows to front



30' (9.14m) front with 14ft double sliding door & 2 (L) 1400mm fixed windows to front

Drawings show our standard layouts with sliding door in the centre with fixed windows to front of building. Layouts can be altered to suit your needs (drawings are not to scale)

(6ft) 1800 mm x 2000 mm Single Sliding Door		Additional Price
Sliding Right 	Sliding Left 	UPVC £3,612
		Aluminium £7,148
(8ft) 2438 mm x 2000 mm Single Sliding Door		Additional Price
Sliding Right 	Sliding Left 	UPVC £3,926
		Aluminium £7,462
(10ft) 3048 mm x 2000 mm Single Sliding Door		Additional Price
Sliding Right 	Sliding Left 	UPVC £4,634
		Aluminium £8,170
(12ft) 3657 mm x 2000 mm Double Sliding Door		Additional Price
		UPVC £5,945
		Aluminium £9,960
(14ft) 4267 mm x 2000 mm Double Sliding Door		Additional Price
		UPVC £7,398
		Aluminium £12,720

Pent roof garden room with aluminium bifold door & full length windows in UPVC or aluminium

STANDARD SPECIFICATION

CLADDING

Thermowood – Redwood Scandinavian tongue & groove horizontal cladding 19mm x 125mm (16mm finish), 44mm x 125mm framework to walls & solvent treatment to cladding

FLOOR

18mm moisture resistant chipboard & 44mm x 44mm pressure treated Redwood floor joists

ROOF

18mm structural grade OSB boards with 44mm x 95mm – 44mm x 146mm roof joists depending on building size, EPDM rubber roof with UPVC black trim to all 4 sides of roof (100mm deep)

ROOF OVERHANG

12" overhang to front & 4" to sides, rear is flush to cladding

DOORS & WINDOWS

Aluminium bifold door with 2 medium (M) 601mm - 850mm wide full length top vented windows (one on each side)

Buildings 20' and over come with 2 fixed windows to front

Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows)

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

OPTIONAL EXTRAS (further information on page 42)

- Vertical cladding
- Painted external finish
- MDF lining – painted white as standard internal V grooved long grain (vertical) MDF lining to walls & roof with moisture barrier & 25mm cavity board insulation to walls, roof & floor
- 50mm board insulation upgrade to walls & roof (floor can only be 25mm insulation, see pg. 49)
- Partition
- Integral open sided area
- Black aluminium trim pack with 6" recessed porch with composite decking (replaces standard 12" overhang, will instead have 6" overhang with recessed porch)
- Non-standard shape
- Extra board of height
- UPVC doors & windows
- Aluminium doors & windows
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door for internal partitions
- Composite decking
- Laminate flooring
- 1st fix customer cable fitting
- External spotlight package (10 lights, white or blue)



14' x 10' Pent Garden Room

Aluminium 10' 5 leaf (3657mm x 2000mm) bifold door, 1 aluminium full length fixed window (M) (710mm x 1956mm), anthracite grey with black fixings, anthracite painted finish, horizontal Thermowood cladding, 12" overhang to front, MDF (v grooved) painted lining (white) with moisture barrier & 25mm board insulation, EPDM rubber roof & laminate floor midnight grey



16' x 10' Pent Garden Room

Aluminium 14' 5 leaf (4267mm x 2000mm) bifold door & windows, 2 aluminium full length top vented opening windows (S) (515mm x 1956mm), anthracite grey with black fixings, charcoal painted finish, horizontal Thermowood cladding, 12" overhang to front MDF (v grooved) painted lining (white) with moisture barrier & 25mm board insulation, EPDM rubber roof & laminate floor farmhouse white

ASCOT PENT PRICE LIST

12

Includes aluminium bifold door, 2 full length top vented windows (one on each side), & EPDM rubber roof
Buildings 20' & over come with 2 fixed full length windows to front
Building layouts see page 13

Buiding Size		Doors	Aluminium Bifold door with UPVC windows	Aluminium Bifold door with Aluminium windows	Cladding Option	Roof trim & Porch	Paint Option	Lining & Insulation Options		Roof Options	Flooring
Size (ft) w x d	Size (m) w x d	Bifold door width & leaf	Basic Price	Basic Price	Vertical Cladding Upgrade	Black aluminium trim pack with 6" recessed porch & composite decking	Painted Finish	Painted MDF Lining & 25mm Insulation	Painted MDF Lining & 50mm Insulation	EPDM Rubber Roof	Laminate Floor
10 x 8	3.05 x 2.44	2438mm (8ft) 3 leaf	£15,386	£17,436	£921	£1,890	£1,944	£3,760	£4,306	Included	£768
12 x 8	3.66 x 2.44	3048mm (10ft) 3 leaf	£16,511	£18,561	£1,039	£2,140	£2,160	£4,282	£4,911	Included	£922
12 x 8	3.66 x 2.44	3048mm (10ft) 4 leaf	£19,284	£21,334	£1,039	£2,140	£2,160	£4,282	£4,911	Included	£922
14 x 8	4.27 x 2.44	3657mm (12ft) 5 leaf	£23,235	£25,285	£1,163	£2,390	£2,376	£4,803	£5,516	Included	£1,075
16 x 8	4.88 x 2.44	4267mm (14ft) 5 leaf	£24,886	£26,936	£1,312	£2,640	£2,592	£5,325	£6,121	Included	£1,229
18 x 8	5.49 x 2.44	4267mm (14ft) 5 leaf	£26,297	£28,347	£1,438	£2,890	£2,808	£5,846	£6,726	Included	£1,382
20 x 8	6.10 x 2.44	4267mm (14ft) 5 leaf	£27,323	£30,635	£1,568	£3,140	£3,024	£6,368	£7,331	Included	£1,536
22 x 8	6.71 x 2.44	4267mm (14ft) 5 leaf	£28,751	£32,063	£1,695	£3,390	£3,240	£6,890	£7,936	Included	£1,690
24 x 8	7.12 x 2.44	4267mm (14ft) 5 leaf	£30,424	£33,852	£1,825	£3,640	£3,456	£7,411	£8,541	Included	£1,843
10 x 10	3.05 x 3.05	2438mm (8ft) 3 leaf	£16,949	£18,999	£1,057	£2,050	£2,160	£4,340	£4,982	Included	£960
12 x 10	3.66 x 3.05	3048mm (10ft) 3 leaf	£18,306	£20,356	£1,194	£2,300	£2,376	£4,920	£5,658	Included	£1,152
12 x 10	3.66 x 3.05	3048mm (10ft) 4 leaf	£21,079	£23,129	£1,194	£2,300	£2,376	£4,920	£5,658	Included	£1,152
14 x 10	4.27 x 3.05	3657mm (12ft) 5 leaf	£25,030	£27,080	£1,315	£2,550	£2,592	£5,500	£6,335	Included	£1,344
16 x 10	4.88 x 3.05	4267mm (14ft) 5 leaf	£26,331	£28,381	£1,425	£2,800	£2,808	£6,080	£7,011	Included	£1,536
18 x 10	5.49 x 3.05	4267mm (14ft) 5 leaf	£28,228	£30,278	£1,595	£3,050	£3,024	£6,660	£7,688	Included	£1,728
20 x 10	6.10 x 3.05	4267mm (14ft) 5 leaf	£29,383	£32,695	£1,734	£3,300	£3,240	£7,240	£8,364	Included	£1,920
22 x 10	6.71 x 3.05	4267mm (14ft) 5 leaf	£30,962	£34,274	£1,872	£3,550	£3,456	£7,820	£9,040	Included	£2,112
24 x 10	7.12 x 3.05	4267mm (14ft) 5 leaf	£32,803	£36,231	£2,015	£3,800	£3,672	£8,400	£9,717	Included	£2,304
12 x 12	3.66 x 3.66	3048mm (10ft) 3 leaf	£19,762	£21,812	£1,316	£2,460	£2,592	£5,558	£6,406	Included	£1,382
12 x 12	3.66 x 3.66	3048mm (10ft) 4 leaf	£22,535	£24,585	£1,316	£2,460	£2,592	£5,558	£6,406	Included	£1,382
14 x 12	4.27 x 3.66	3657mm (12ft) 5 leaf	£26,692	£28,742	£1,453	£2,710	£2,808	£6,197	£7,154	Included	£1,613
16 x 12	4.88 x 3.66	4267mm (14ft) 5 leaf	£28,136	£30,186	£1,573	£2,960	£3,024	£6,835	£7,901	Included	£1,843
18 x 12	5.49 x 3.66	4267mm (14ft) 5 leaf	£29,478	£31,528	£1,684	£3,210	£3,240	£7,474	£8,649	Included	£2,074
20 x 12	6.10 x 3.66	4267mm (14ft) 5 leaf	£30,973	£34,285	£1,853	£3,460	£3,456	£8,112	£9,397	Included	£2,304
22 x 12	6.71 x 3.66	4267mm (14ft) 5 leaf	£32,609	£35,921	£1,993	£3,710	£3,672	£8,750	£10,144	Included	£2,534
24 x 12	7.12 x 3.66	4267mm (14ft) 5 leaf	£34,490	£37,918	£2,136	£3,960	£3,888	£9,389	£10,892	Included	£2,765
14 x 14	4.27 x 4.27	3657mm (12ft) 5 leaf	£29,307	£31,357	£1,687	£2,870	£3,024	£6,894	£7,973	Included	£1,882
16 x 14	4.88 x 4.27	4267mm (14ft) 5 leaf	£30,958	£33,008	£1,824	£3,120	£3,240	£7,590	£8,792	Included	£2,150
18 x 14	5.49 x 4.27	4267mm (14ft) 5 leaf	£32,443	£34,493	£1,944	£3,370	£3,456	£8,287	£9,611	Included	£2,419
20 x 14	6.10 x 4.27	4267mm (14ft) 5 leaf	£33,382	£36,694	£2,054	£3,620	£3,672	£8,984	£10,430	Included	£2,688
22 x 14	6.71 x 4.27	4267mm (14ft) 5 leaf	£35,359	£38,671	£2,224	£3,870	£3,888	£9,681	£11,249	Included	£2,957
24 x 14	7.12 x 4.27	4267mm (14ft) 5 leaf	£37,551	£40,979	£2,394	£4,120	£4,104	£10,378	£12,068	Included	£3,226
16 x 16	4.88 x 4.88	4267mm (14ft) 5 leaf	£33,612	£35,662	£2,057	£3,280	£3,456	£8,346	£9,682	Included	£2,458
18 x 16	5.49 x 4.88	4267mm (14ft) 5 leaf	£35,304	£37,354	£2,194	£3,530	£3,672	£9,101	£10,572	Included	£2,765
20 x 16	6.10 x 4.88	4267mm (14ft) 5 leaf	£36,387	£39,699	£2,315	£3,780	£3,888	£9,856	£11,462	Included	£3,072
22 x 16	6.71 x 4.88	4267mm (14ft) 5 leaf	£37,807	£41,119	£2,425	£4,030	£4,104	£10,611	£12,353	Included	£3,379
24 x 16	7.12 x 4.88	4267mm (14ft) 5 leaf	£40,039	£43,467	£2,595	£4,280	£4,320	£11,366	£13,243	Included	£3,686
26 x 16	7.92 x 4.88	4267mm (14ft) 5 leaf	£42,284	£45,884	£2,764	£4,530	£4,536	£12,122	£14,133	Included	£3,994
18 x 18	5.49 x 5.49	4267mm (14ft) 5 leaf	£38,357	£40,407	£2,463	£3,690	£3,888	£9,914	£11,534	Included	£3,110
20 x 18	6.10 x 5.49	4267mm (14ft) 5 leaf	£39,646	£42,958	£2,601	£3,940	£4,104	£10,728	£12,495	Included	£3,456
22 x 18	6.71 x 5.49	4267mm (14ft) 5 leaf	£42,145	£45,457	£2,814	£4,190	£4,320	£11,542	£13,457	Included	£3,802
24 x 18	7.12 x 5.49	4267mm (14ft) 5 leaf	£44,312	£47,740	£2,974	£4,440	£4,536	£12,355	£14,418	Included	£4,147
26 x 18	7.92 x 5.49	4267mm (14ft) 5 leaf	£47,195	£50,795	£3,203	£4,690	£4,752	£13,169	£15,380	Included	£4,493
28 x 18	8.53 x 5.49	4267mm (14ft) 5 leaf	£49,252	£52,852	£3,373	£4,940	£4,968	£13,982	£16,341	Included	£4,838
20 x 20	6.10 x 6.10	4267mm (14ft) 5 leaf	£42,380	£45,692	£2,834	£4,100	£4,320	£11,600	£13,528	Included	£3,840
22 x 20	6.71 x 6.10	4267mm (14ft) 5 leaf	£44,152	£47,464	£2,971	£4,350	£4,536	£12,472	£14,561	Included	£4,224
24 x 20	7.12 x 6.10	4267mm (14ft) 5 leaf	£45,971	£49,399	£3,092	£4,600	£4,752	£13,344	£15,594	Included	£4,608
26 x 20	7.92 x 6.10	4267mm (14ft) 5 leaf	£47,699	£51,299	£3,202	£4,850	£4,968	£14,216	£16,626	Included	£4,992
28 x 20	8.53 x 6.10	4267mm (14ft) 5 leaf	£49,797	£53,397	£3,372	£5,100	£5,184	£15,088	£17,659	Included	£5,376
30 x 20	9.14 x 6.10	4267mm (14ft) 5 leaf	£51,894	£55,494	£3,541	£5,350	£5,400	£15,960	£18,692	Included	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows) – please state on order



10' (3.05m) front with
8ft 3-leaf bifold door



12' (3.66m) front with
10ft 3-leaf bifold door



12' (3.66m) front with
10ft 4-leaf bifold door



14' (4.27m) front with
12ft 5-leaf bifold door



16' (4.88m) front with
14ft 5-leaf bifold door



18' (5.49m) front with
14ft 5-leaf bifold door



20' (6.10m) front with 14ft 5-leaf bifold
door & 2 (S) 400mm fixed windows to front



22' (6.71m) front with 14ft 5-leaf bifold door &
2 (S) 600mm fixed windows to front



24' (7.12m) front with 14ft 5-leaf bifold door
& 2 (M) 850mm fixed windows to front



26' (7.92m) front with 14ft 5-leaf bifold door &
2 (L) 1100mm fixed windows to front

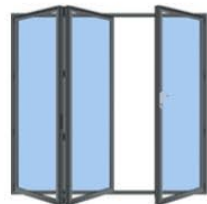
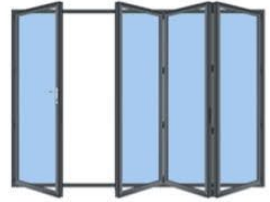
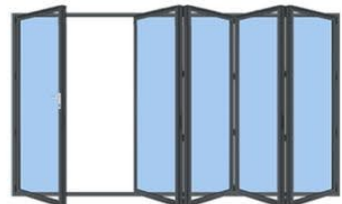
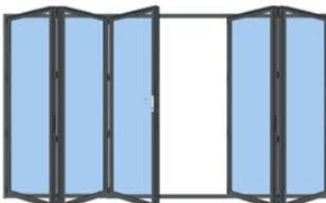
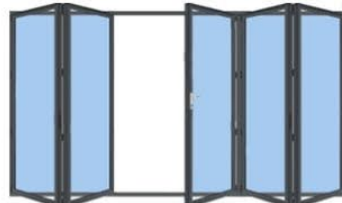
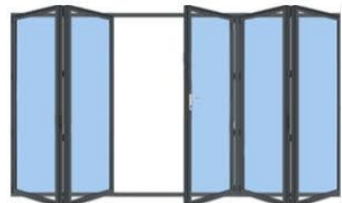


28' (8.53m) front with 14ft 5- leaf bifold door & 2 (L) 1200mm
fixed windows to front

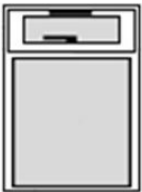


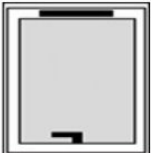
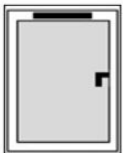
30' (9.14m) front with 14ft 5-leaf bifold door & 2 (L) 1400mm fixed
windows to front

Drawings show our standard layouts with bifold door in the centre with fixed windows to front of building. Layouts can be altered to suit your needs (drawings are not to scale)

(8ft) 2438 mm x 2000 mm - 3 Leaf Bifold Door	Additional Price
    3-3-0 3-0-3 3-2-1 3-1-2	£8,321
(10ft) 3048 mm x 2000 mm - 3 Leaf Bifold Door	Additional Price
    3-3-0 3-0-3 3-2-1 3-1-2	£8,321
(10ft) 3048 mm x 2000 mm - 4 Leaf Bifold Door	Additional Price
  4-3-1 4-1-3	£11,094
(12ft) 3657 mm x 2000 mm & (14ft) 4267 mm x 2000 mm - 5 Leaf Bifold Door	Additional Price
   5-5-0 5-0-5 5-4-1    5-3-2 5-3-2 5-2-3	£13,868

Full length windows

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
Full Length Small Fixed Window (S)		£404	In lieu of small top vent window	£1,035	£631
WIDTH - up to 600mm HEIGHT - 1956mm					
Full Length Medium Fixed Window (M)		£511	In lieu of medium top vent window	£1,200	£689
WIDTH - 601mm - 850mm HEIGHT - 1956mm					
Full Length Large Fixed Window (L)		£625	In lieu of medium top vent window	£1,400	£775
WIDTH - 851mm - 1400mm HEIGHT - 1956mm					
Full Length Small Opening Top Vent Window (S)		£611	£207 + In lieu of small fixed window	£1,440	£829
WIDTH - up to 600mm HEIGHT - 1956mm					
Full Length Medium Opening Top Vent Window (M)		£645	£134 + In lieu of medium fixed window	£1,670	£1,025
WIDTH - 601mm - 850mm HEIGHT - 1956mm					
Full Length Large Opening Top Vent Window (L)		£785	£140 + In lieu of medium top vent window	£1,900	£1,115
WIDTH - 851mm - 1180mm HEIGHT - 1956mm					
Privacy Windows					
Fixed Privacy Window		£350	In lieu of small fixed window	£693	£343
WIDTH - 915mm - 1180mm HEIGHT - 450mm					
Opening Privacy Window		£450	In lieu of small top vent window	£793	£343
WIDTH - 915mm - 1180mm HEIGHT - 450mm					

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
3/4 Length Small Fixed Window (S)		£404	In lieu of small opening window	£1,035	£631
WIDTH - up to 600mm HEIGHT - 1350mm					
3/4 Length Medium Fixed Window (M)		£511	In lieu of medium opening window	£1,200	£689
WIDTH - 601mm - 850mm HEIGHT - 1350mm					
3/4 Length Large Fixed Window (L)		£625	In lieu of medium opening window	£1,400	£775
WIDTH - 851mm - 1400mm HEIGHT - 1350mm					
3/4 Length Small Opening Window (S)		£611	£207 + In lieu of small fixed window	£1,440	£829
WIDTH - up to 600mm HEIGHT - 1350mm					
3/4 Length Medium Opening Window (M)		£645	£134 + In lieu of medium fixed window	£1,670	£1,025
WIDTH - 601mm - 850mm HEIGHT - 1350mm					
3/4 Length Large Opening Window (L)		£785	£140 + In lieu of medium opening window	£1,900	£1,115
WIDTH - 851mm - 1180mm HEIGHT - 1350mm					
3/4 Length Small Side Hung Opening Window - (SSH)		£611	£207 + In lieu of small fixed window	£1,440	£829
WIDTH - up to 600mm HEIGHT - 1350mm					
3/4 Length Medium Side Hung Opening Window - (MSH)		£645	£134 + In lieu of medium fixed window	£1,670	£1,025
WIDTH - 601mm - 710mm HEIGHT - 1350mm					

	UPVC		ALUMINIUM	
	Additional	In Lieu	Additional	In Lieu of UPVC
1/2 Length Small Fixed Window (S)  WIDTH - up to 600mm HEIGHT - 1000mm	£404	In lieu of small opening window	£1,035	£631
1/2 Length Medium Fixed Window (M)  WIDTH - 601mm - 850mm HEIGHT - 1000mm	£511	In lieu of medium opening window	£1,200	£689
1/2 Length Large Fixed Window (L)  WIDTH - 851mm - 1400mm HEIGHT - 1000mm	£625	In lieu of medium opening window	£1,400	£775
1/2 Length Small Opening Window (S)  WIDTH - up to 600mm HEIGHT - 1000mm	£611	£207 + In lieu of small fixed window	£1,440	£829
1/2 Length Medium Opening Window (M)  WIDTH - 601mm - 850mm HEIGHT - 1000mm	£645	£134 + In lieu of medium fixed window	£1,670	£1,025
1/2 Length Large Opening Window (L)  WIDTH - 851mm - 1180mm HEIGHT - 1000mm	£785	£140 + In lieu of medium opening window	£1,900	£1,115
1/2 Length Small Side Hung Opening Window - (SSH)  WIDTH - up to 600mm HEIGHT - 1000mm	£611	£207 + In lieu of small fixed window	£1,440	£829
1/2 Length Medium Side Hung Opening Window - (MSH)  WIDTH - 601mm - 710mm HEIGHT - 1000mm	£645	£134 + In lieu of medium fixed window	£1,670	£1,025

Apex roof garden room with full length door(s) & windows in UPVC or aluminium

STANDARD SPECIFICATION

CLADDING

Thermowood – Redwood Scandinavian tongue & groove horizontal cladding 19mm x 125mm (16mm finish), 38mm x 68mm framework to walls, solvent treatment to cladding and roof

FLOOR

18mm moisture resistant chipboard & 44mm x 44mm pressure treated Redwood floor joists

ROOF

12mm tongue & groove matchboard with 38mm x 63mm roof joists, timber fascia & heavy-duty green mineral felt

DOORS & WINDOWS

Full length double French doors or Single door with 150mm door cill, fixed windows to front & 2 Small (S) up to 600mm wide or Medium (M) 601mm - 850mm wide top vented or opening windows (one on each side)

Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows)

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

ADDITIONAL OPTIONAL EXTRAS (See page 42)

- Vertical cladding
- Painted external finish
- MDF lining – painted white as standard internal V grooved long grain (vertical) MDF lining to walls & roof with moisture barrier & 25mm cavity board insulation to walls, roof & floor
- 50mm cavity board insulation upgrade to walls & roof (floor can only be 25mm insulation, see pg. 49)
- Partition
- Integral open sided area
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors & windows
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- EPDM rubber roof
- Slate effect tile roof
- Cedar Shingle roof
- Solid internal white door for internal partitions
- Composite decking
- Laminate flooring
- 1st fix customer cable fitting



13' x 8' Apex Garden Room

UPVC doors & windows anthracite grey, horizontal Thermowood cladding, full-length French double doors, black fixings, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, painted finish linen, slate effect tile roof, laminate floor farmhouse white, 8' unpainted partition wall, additional shed door, black guttering & downpipe



14' x 10' Apex Garden Room

UPVC doors & windows anthracite grey, horizontal Thermowood cladding, full-length French double doors, 1 fixed 1/2 length window to 10' front (L) (1300mm x 1000mm) in lieu of 2 (S) fixed windows, 1 opening window to 1 side (L) (1180mm x 1000mm) in lieu of 2 (S) opening windows, black fixings, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, painted finish anthracite grey, 18" integral verandah with side balustrade, composite decking charcoal, EPDM rubber roof, laminate floor lucca walnut, black guttering & downpipe

EPDM roofing membrane

One-piece synthetic rubber with little or no maintenance with a life expectancy of up to 50 years, suitable for Apex and Pent roofs. (Pent roofs have UPVC fascia trims and corners, Apex roofs have timber fascias)



Slate effect tile roof

A composite roof tile made from mineral reinforced 99% recycled and re-engineered materials. Its unique structure makes it lightweight, gives it superior strength, and requires little to no maintenance. Suitable for Apex roofs only



Cedar Shingle roof

Western Cedar Shingle is a renewable and sustainable roofing material that is light weight yet durable and provides a high degree of thermal insulation. Suitable for Apex roofs only



OXFORD APEX PRICE LIST

19

Includes full length double French doors or single door, full length fixed windows to front & 2 full length small or medium top vented windows (one in each side)
Building layouts see page 20

Buiding Size		UPVC Doors & Windows	Aluminium Doors & Windows	Cladding Option	Paint Option	Lining & Insulation Options		Roof Options			Flooring
Size (ft) w x d	Size (m) w x d	Basic Price	Basic Price	Vertical Cladding Upgrade	Painted Finish	Painted MDF Lining & 25mm Insulation	Painted MDF Lining & 50mm Insulation	Cedar Shingle Roof	Slate Effect Tile Roof	EPDM Rubber Roof	Laminate Floor
8 x 6	2.44 x 1.83	£5,984	£12,150	£598	£1,512	£2,717	£3,095	£1,152	£1,152	£384	£461
10 x 6	3.05 x 1.83	£7,348	£13,514	£735	£1,728	£3,180	£3,629	£1,440	£1,440	£480	£576
12 x 6	3.66 x 1.83	£8,552	£14,834	£855	£1,944	£3,643	£4,163	£1,728	£1,728	£576	£691
14 x 6	4.27 x 1.83	£9,653	£16,107	£965	£2,160	£4,106	£4,697	£2,016	£2,016	£672	£806
16 x 6	4.88 x 1.82	£11,350	£17,804	£1,135	£2,376	£4,570	£5,231	£2,304	£2,304	£768	£922
10 x 8	3.05 x 2.44	£9,209	£15,375	£921	£1,944	£3,760	£4,306	£1,920	£1,920	£640	£768
12 x 8	3.66 x 2.44	£10,388	£16,670	£1,039	£2,160	£4,282	£4,911	£2,304	£2,304	£768	£922
14 x 8	4.27 x 2.44	£11,633	£18,087	£1,163	£2,376	£4,803	£5,516	£2,688	£2,688	£896	£1,075
16 x 8	4.88 x 2.44	£13,124	£19,578	£1,312	£2,592	£5,325	£6,121	£3,072	£3,072	£1,024	£1,229
18 x 8	5.49 x 2.44	£14,375	£20,829	£1,438	£2,808	£5,846	£6,726	£3,456	£3,456	£1,152	£1,382
20 x 8	6.10 x 2.44	£15,683	£23,687	£1,568	£3,024	£6,368	£7,331	£3,840	£3,840	£1,280	£1,536
22 x 8	6.71 x 2.44	£16,951	£24,955	£1,695	£3,240	£6,890	£7,936	£4,224	£4,224	£1,408	£1,690
24 x 8	7.12 x 2.44	£18,250	£26,254	£1,825	£3,456	£7,411	£8,541	£4,608	£4,608	£1,536	£1,843
10 x 10	3.05 x 3.05	£10,572	£16,738	£1,057	£2,160	£4,340	£4,982	£2,400	£2,400	£800	£960
12 x 10	3.66 x 3.05	£11,943	£18,225	£1,194	£2,376	£4,920	£5,658	£2,880	£2,880	£960	£1,152
14 x 10	4.27 x 3.05	£13,148	£19,602	£1,315	£2,592	£5,500	£6,335	£3,360	£3,360	£1,120	£1,344
16 x 10	4.88 x 3.05	£14,249	£20,703	£1,425	£2,808	£6,080	£7,011	£3,840	£3,840	£1,280	£1,536
18 x 10	5.49 x 3.05	£15,946	£22,400	£1,595	£3,024	£6,660	£7,688	£4,320	£4,320	£1,440	£1,728
20 x 10	6.10 x 3.05	£17,343	£25,347	£1,734	£3,240	£7,240	£8,364	£4,800	£4,800	£1,600	£1,920
22 x 10	6.71 x 3.05	£18,722	£26,726	£1,872	£3,456	£7,820	£9,040	£5,280	£5,280	£1,760	£2,112
24 x 10	7.12 x 3.05	£20,149	£28,153	£2,015	£3,672	£8,400	£9,717	£5,760	£5,760	£1,920	£2,304
12 x 12	3.66 x 3.66	£13,159	£19,441	£1,316	£2,592	£5,558	£6,406	£3,456	£3,456	£1,152	£1,382
14 x 12	4.27 x 3.66	£14,530	£20,984	£1,453	£2,808	£6,197	£7,154	£4,032	£4,032	£1,344	£1,613
16 x 12	4.88 x 3.66	£15,734	£22,188	£1,573	£3,024	£6,835	£7,901	£4,608	£4,608	£1,536	£1,843
18 x 12	5.49 x 3.66	£16,836	£23,290	£1,684	£3,240	£7,474	£8,649	£5,184	£5,184	£1,728	£2,074
20 x 12	6.10 x 3.66	£18,533	£26,537	£1,853	£3,456	£8,112	£9,397	£5,760	£5,760	£1,920	£2,304
22 x 12	6.71 x 3.66	£19,929	£27,933	£1,993	£3,672	£8,750	£10,144	£6,336	£6,336	£2,112	£2,534
24 x 12	7.12 x 3.66	£21,356	£29,360	£2,136	£3,888	£9,389	£10,892	£6,912	£6,912	£2,304	£2,765
14 x 14	4.27 x 4.27	£16,865	£23,319	£1,687	£3,024	£6,894	£7,973	£4,704	£4,704	£1,568	£1,882
16 x 14	4.88 x 4.27	£18,236	£24,690	£1,824	£3,240	£7,590	£8,792	£5,376	£5,376	£1,792	£2,150
18 x 14	5.49 x 4.27	£19,441	£25,895	£1,944	£3,456	£8,287	£9,611	£6,048	£6,048	£2,016	£2,419
20 x 14	6.10 x 4.27	£20,542	£28,546	£2,054	£3,672	£8,984	£10,430	£6,720	£6,720	£2,240	£2,688
22 x 14	6.71 x 4.27	£22,239	£30,243	£2,224	£3,888	£9,681	£11,249	£7,392	£7,392	£2,464	£2,957
24 x 14	7.12 x 4.27	£23,937	£31,941	£2,394	£4,104	£10,378	£12,068	£8,064	£8,064	£2,688	£3,226
16 x 16	4.88 x 4.88	£20,570	£27,024	£2,057	£3,456	£8,346	£9,682	£6,144	£6,144	£2,048	£2,458
18 x 16	5.49 x 4.88	£21,942	£28,396	£2,194	£3,672	£9,101	£10,572	£6,912	£6,912	£2,304	£2,765
20 x 16	6.10 x 4.88	£23,147	£31,151	£2,315	£3,888	£9,856	£11,462	£7,680	£7,680	£2,560	£3,072
22 x 16	6.71 x 4.88	£24,247	£32,251	£2,425	£4,104	£10,611	£12,353	£8,448	£8,448	£2,816	£3,379
24 x 16	7.12 x 4.88	£25,945	£33,949	£2,595	£4,320	£11,366	£13,243	£9,216	£9,216	£3,072	£3,686
26 x 16	7.92 x 4.88	£27,642	£35,646	£2,764	£4,536	£12,122	£14,133	£9,984	£9,984	£3,328	£3,994
18 x 18	5.49 x 5.49	£24,635	£31,089	£2,463	£3,888	£9,914	£11,534	£7,776	£7,776	£2,592	£3,110
20 x 18	6.10 x 5.49	£26,006	£34,010	£2,601	£4,104	£10,728	£12,495	£8,640	£8,640	£2,880	£3,456
22 x 18	6.71 x 5.49	£28,145	£36,149	£2,814	£4,320	£11,542	£13,457	£9,504	£9,504	£3,168	£3,802
24 x 18	7.12 x 5.49	£29,738	£37,742	£2,974	£4,536	£12,355	£14,418	£10,368	£10,368	£3,456	£4,147
26 x 18	7.92 x 5.49	£32,033	£40,037	£3,203	£4,752	£13,169	£15,380	£11,232	£11,232	£3,744	£4,493
28 x 18	8.53 x 5.49	£33,730	£41,734	£3,373	£4,968	£13,982	£16,341	£12,096	£12,096	£4,032	£4,838
20 x 20	6.10 x 6.10	£28,340	£36,344	£2,834	£4,320	£11,600	£13,528	£9,600	£9,600	£3,200	£3,840
22 x 20	6.71 x 6.10	£29,712	£37,716	£2,971	£4,536	£12,472	£14,561	£10,560	£10,560	£3,520	£4,224
24 x 20	7.12 x 6.10	£30,917	£38,921	£3,092	£4,752	£13,344	£15,594	£11,520	£11,520	£3,840	£4,608
26 x 20	7.92 x 6.10	£32,017	£40,021	£3,202	£4,968	£14,216	£16,626	£12,480	£12,480	£4,160	£4,992
28 x 20	8.53 x 6.10	£33,715	£41,719	£3,372	£5,184	£15,088	£17,659	£13,440	£13,440	£4,480	£5,376
30 x 20	9.14 x 6.10	£35,412	£43,416	£3,541	£5,400	£15,960	£18,692	£14,400	£14,400	£4,800	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

Full length Doors & windows as standard. Windows can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows) – please state on order



8' (2.44m) front with 1285mm double doors with 2 (S) 320mm fixed windows



10' (3.05m) front with 1285mm double doors with 2 (S) 600mm fixed windows



12' (3.66m) front with 1285mm double doors with 2 (M) 850mm fixed windows



14' (4.27m) front with 1285mm double doors with 2 (L) 1200mm fixed windows



16' (4.88m) front with 1285mm double doors with 2 (L) 1400mm fixed windows



18' (5.49m) front with 1285mm double doors with 2 (L) 1400mm fixed windows



20' (6.10m) front with 1285mm double doors with 4 (L) 950mm fixed windows



22' (6.71m) front with 1285mm double doors with 4 (L) 1000mm fixed windows



24' (7.12m) front with 1285mm double doors with 4 (L) 1200mm fixed windows



26' (7.92m) front with 1285mm double doors with 4 (L) 1400mm fixed windows



28' (8.53m) front with 1285mm double doors with 4 (L) 1400mm fixed windows



30' (9.14m) front with 1285mm double doors with 4 (L) 1400mm fixed windows



10' (3.05m) front showing 3/4 length windows

Drawings show our standard layouts with French full length double doors in the centre with fixed windows to front of building. Layouts can be altered to suit your needs (drawings are not to scale)



10' (3.05m) front showing 1/2 length windows

Pent roof garden room with full length door(s) & windows in UPVC or aluminium

STANDARD SPECIFICATION

CLADDING

Thermowood – Redwood Scandinavian tongue & groove horizontal cladding 19mm x 125mm (16mm finish), 38mm x 68mm framework to walls & solvent treatment to cladding

FLOOR

18mm moisture resistant chipboard & 44mm x 44mm pressure treated Redwood floor joists

ROOF

18mm structural grade OSB boards with 44mm x 95mm – 44mm x 146mm roof joists, depending on building size, EPDM rubber roof with UPVC black trim to all 4 sides of roof (100mm deep)

ROOF OVERHANG

12" overhang to front & 4" to sides, rear is flush to cladding

DOORS & WINDOWS

Full length double French doors or single door with 150mm door cill, fixed windows to front & 2 Small (S) up to 600mm wide or Medium (M) 601mm - 850mm wide top vented or opening windows (one on each side)

Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows)

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

ADDITIONAL OPTIONAL EXTRAS

(further information on page 42)

- Vertical cladding
- Painted external finish
- MDF lining – painted white as standard internal V grooved long grain (vertical) MDF lining to walls & roof with moisture barrier & 25mm cavity board insulation to walls, roof & floor
- 50mm cavity board insulation upgrade to walls & roof (floor can only be 25mm insulation, see pg. 49)
- Partition
- Integral open sided area
- Black aluminium trim pack with 6" recessed porch with composite decking (replaces standard 12" overhang, will instead have 6" overhang with a recessed porch)
- Non-standard shape
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors & windows
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door for internal partitions
- Composite decking
- Laminate flooring
- 1st fix customer cable fitting
- External spotlight package (10 lights, white or blue)



14' x 10' Pent Garden Room

UPVC doors & windows, slate grey external, white internal, horizontal Thermowood cladding, 12" overhang to front, painted finish carbon, full length French double doors, 2 fixed windows to front (S) (515mm x 1857mm), 2 rear privacy opening windows (915mm x 450mm) in lieu of full length top vent windows, black fixings, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, 14' x 4' partitioned shed section, EPDM rubber roof, laminate floor farmhouse dark oak, black guttering & downpipe



24' x 12' Pent Garden Room

UPVC doors & windows, anthracite external, white internal, full length French double doors, 2 fixed windows to front (S) (1200mm x 1000mm), 2 opening windows to sides (M) (800mm x 1000mm), black external door handle & hinges, white internal door & window handles, horizontal Thermowood cladding, 10' x 12' integral open section & 2' x 24" integral verandah to front, solvent treatment, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, EPDM rubber roof, laminate floor dark summer oak, black guttering & downpipe

Energy Efficiency

Our window and door frames feature an advanced multi-chambered cross-section which helps to prevent heat loss and enhance thermal efficiency in our garden studios.



Door & Window Locks

Our door and windows feature a multipoint high security lock system that contains a central gearbox with additional locking points (hooks, deadbolts, or rollers) running up the face of the door/window, securing it at multiple points.



HENLEY PENT PRICE LIST

22

Includes full length double French doors or single door, full length fixed windows to front & 2 full length small or medium top vented windows (one in each side) & EPDM rubber roof
Building layouts see page 23

Buiding Size		UPVC Doors & Windows	Aluminium Doors & Windows	Cladding Option	Roof trim & Porch	Paint Option	Lining & Insulation Options		Roof Options	Flooring
Size (ft) w x d	Size (m) w x d	Basic Price	Basic Price	Vertical Cladding Upgrade	Black aluminium trim pack with 6" recessed porch & composite decking	Painted Finish	Painted MDF Lining & 25mm Insulation	Painted MDF Lining & 50mm Insulation	EPDM Rubber Roof	Laminate Floor
8 x 6	2.44 x 1.83	£6,464	£12,630	£598	£1,480	£1,512	£2,717	£3,095	Included	£461
10 x 6	3.05 x 1.83	£7,948	£14,114	£735	£1,730	£1,728	£3,180	£3,629	Included	£576
12 x 6	3.66 x 1.83	£9,272	£15,554	£855	£1,980	£1,944	£3,643	£4,163	Included	£691
14 x 6	4.27 x 1.83	£10,493	£16,947	£965	£2,230	£2,160	£4,106	£4,697	Included	£806
16 x 6	4.88 x 1.82	£12,310	£18,764	£1,135	£2,480	£2,376	£4,570	£5,231	Included	£922
10 x 8	3.05 x 2.44	£10,009	£16,175	£921	£1,890	£1,944	£3,760	£4,306	Included	£768
12 x 8	3.66 x 2.44	£11,348	£17,630	£1,039	£2,140	£2,160	£4,282	£4,911	Included	£922
14 x 8	4.27 x 2.44	£12,753	£19,207	£1,163	£2,390	£2,376	£4,803	£5,516	Included	£1,075
16 x 8	4.88 x 2.44	£14,404	£20,858	£1,312	£2,640	£2,592	£5,325	£6,121	Included	£1,229
18 x 8	5.49 x 2.44	£15,815	£22,269	£1,438	£2,890	£2,808	£5,846	£6,726	Included	£1,382
20 x 8	6.10 x 2.44	£17,283	£25,287	£1,568	£3,140	£3,024	£6,368	£7,331	Included	£1,536
22 x 8	6.71 x 2.44	£18,711	£26,715	£1,695	£3,390	£3,240	£6,890	£7,936	Included	£1,690
24 x 8	7.12 x 2.44	£20,170	£28,174	£1,825	£3,640	£3,456	£7,411	£8,541	Included	£1,843
10 x 10	3.05 x 3.05	£11,572	£17,738	£1,057	£2,050	£2,160	£4,340	£4,982	Included	£960
12 x 10	3.66 x 3.05	£13,143	£19,425	£1,194	£2,300	£2,376	£4,920	£5,658	Included	£1,152
14 x 10	4.27 x 3.05	£14,548	£21,002	£1,315	£2,550	£2,592	£5,500	£6,335	Included	£1,344
16 x 10	4.88 x 3.05	£15,849	£22,303	£1,425	£2,800	£2,808	£6,080	£7,011	Included	£1,536
18 x 10	5.49 x 3.05	£17,746	£24,200	£1,595	£3,050	£3,024	£6,660	£7,688	Included	£1,728
20 x 10	6.10 x 3.05	£19,343	£27,347	£1,734	£3,300	£3,240	£7,240	£8,364	Included	£1,920
22 x 10	6.71 x 3.05	£20,922	£28,926	£1,872	£3,550	£3,456	£7,820	£9,040	Included	£2,112
24 x 10	7.12 x 3.05	£22,549	£30,553	£2,015	£3,800	£3,672	£8,400	£9,717	Included	£2,304
12 x 12	3.66 x 3.66	£14,599	£20,881	£1,316	£2,460	£2,592	£5,558	£6,406	Included	£1,382
14 x 12	4.27 x 3.66	£16,210	£22,664	£1,453	£2,710	£2,808	£6,197	£7,154	Included	£1,613
16 x 12	4.88 x 3.66	£17,654	£24,108	£1,573	£2,960	£3,024	£6,835	£7,901	Included	£1,843
18 x 12	5.49 x 3.66	£18,996	£25,450	£1,684	£3,210	£3,240	£7,474	£8,649	Included	£2,074
20 x 12	6.10 x 3.66	£20,933	£28,937	£1,853	£3,460	£3,456	£8,112	£9,397	Included	£2,304
22 x 12	6.71 x 3.66	£22,569	£30,573	£1,993	£3,710	£3,672	£8,750	£10,144	Included	£2,534
24 x 12	7.12 x 3.66	£24,236	£32,240	£2,136	£3,960	£3,888	£9,389	£10,892	Included	£2,765
14 x 14	4.27 x 4.27	£18,825	£25,279	£1,687	£2,870	£3,024	£6,894	£7,973	Included	£1,882
16 x 14	4.88 x 4.27	£20,476	£26,930	£1,824	£3,120	£3,240	£7,590	£8,792	Included	£2,150
18 x 14	5.49 x 4.27	£21,961	£28,415	£1,944	£3,370	£3,456	£8,287	£9,611	Included	£2,419
20 x 14	6.10 x 4.27	£23,342	£31,346	£2,054	£3,620	£3,672	£8,984	£10,430	Included	£2,688
22 x 14	6.71 x 4.27	£25,319	£33,323	£2,224	£3,870	£3,888	£9,681	£11,249	Included	£2,957
24 x 14	7.12 x 4.27	£27,297	£35,301	£2,394	£4,120	£4,104	£10,378	£12,068	Included	£3,226
16 x 16	4.88 x 4.88	£23,130	£29,584	£2,057	£3,280	£3,456	£8,346	£9,682	Included	£2,458
18 x 16	5.49 x 4.88	£24,822	£31,276	£2,194	£3,530	£3,672	£9,101	£10,572	Included	£2,765
20 x 16	6.10 x 4.88	£26,347	£34,351	£2,315	£3,780	£3,888	£9,856	£11,462	Included	£3,072
22 x 16	6.71 x 4.88	£27,767	£35,771	£2,425	£4,030	£4,104	£10,611	£12,353	Included	£3,379
24 x 16	7.12 x 4.88	£29,785	£37,789	£2,595	£4,280	£4,320	£11,366	£13,243	Included	£3,686
26 x 16	7.92 x 4.88	£31,802	£39,806	£2,764	£4,530	£4,536	£12,122	£14,133	Included	£3,994
18 x 18	5.49 x 5.49	£27,875	£34,329	£2,463	£3,690	£3,888	£9,914	£11,534	Included	£3,110
20 x 18	6.10 x 5.49	£29,606	£37,610	£2,601	£3,940	£4,104	£10,728	£12,495	Included	£3,456
22 x 18	6.71 x 5.49	£32,105	£40,109	£2,814	£4,190	£4,320	£11,542	£13,457	Included	£3,802
24 x 18	7.12 x 5.49	£34,058	£42,062	£2,974	£4,440	£4,536	£12,355	£14,418	Included	£4,147
26 x 18	7.92 x 5.49	£36,713	£44,717	£3,203	£4,690	£4,752	£13,169	£15,380	Included	£4,493
28 x 18	8.53 x 5.49	£38,770	£46,774	£3,373	£4,940	£4,968	£13,982	£16,341	Included	£4,838
20 x 20	6.10 x 6.10	£32,340	£40,344	£2,834	£4,100	£4,320	£11,600	£13,528	Included	£3,840
22 x 20	6.71 x 6.10	£34,112	£42,116	£2,971	£4,350	£4,536	£12,472	£14,561	Included	£4,224
24 x 20	7.12 x 6.10	£35,717	£43,721	£3,092	£4,600	£4,752	£13,344	£15,594	Included	£4,608
26 x 20	7.92 x 6.10	£37,217	£45,221	£3,202	£4,850	£4,968	£14,216	£16,626	Included	£4,992
28 x 20	8.53 x 6.10	£39,315	£47,319	£3,372	£5,100	£5,184	£15,088	£17,659	Included	£5,376
30 x 20	9.14 x 6.10	£41,412	£49,416	£3,541	£5,350	£5,400	£15,960	£18,692	Included	£5,760

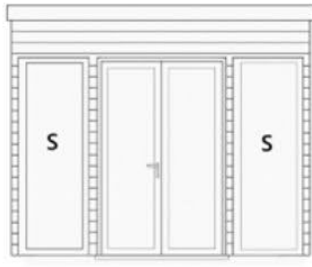
ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

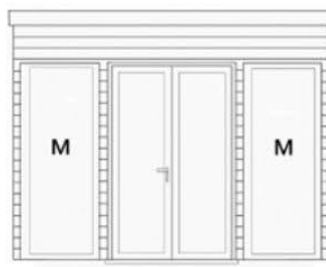
Full length Doors & windows as standard. Windows can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows) – please state on order



8' (2.44m) front with 1285mm double doors with 2 (S) 320mm fixed windows



10' (3.05m) front with 1285mm double doors with 2 (S) 600mm fixed windows



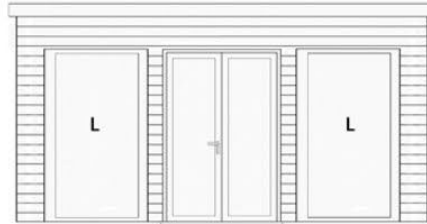
12' (3.66m) front with 1285mm double doors with 2 (M) 850mm fixed windows



14' (4.27m) front with 1285mm double doors with 2 (L) 1200mm fixed windows



16' (4.88m) front with 1285mm double doors with 2 (L) 1400mm fixed windows



18' (5.49m) front with 1285mm double doors with 2 (L) 1400mm fixed windows



20' (6.10m) front with 1285mm double doors with 4 (L) 950mm fixed windows



22' (6.71m) front with 1285mm double doors with 4 (L) 1000mm fixed windows



24' (7.12m) front with 1285mm double doors with 4 (L) 1200mm fixed windows



26' (7.92m) front with 1285mm double doors with 4 (L) 1400mm fixed windows



28' (8.53m) front with 1285mm double doors with 4 (L) 1400mm fixed windows



30' (9.14m) front with 1285mm double doors with 4 (L) 1400mm fixed windows

Drawings show our standard layouts with French full length double doors in the centre with fixed windows to front of buildings. Layouts can be altered to suit your needs (drawings are not to scale)



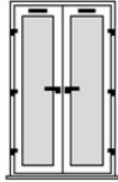
10' (3.05m) front showing 3/4 length windows



10' (3.05m) front showing 1/2 length windows

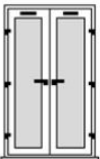
OXFORD APEX & HENLEY PENT

Full Length Doors & Windows

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
Full Length Double Door		£2,204	N/A	£5,450	£3,146
WIDTH - 1285mm HEIGHT - 1895mm					
Full Length Single Door		£1,204	N/A	£2,727	£1,523
WIDTH - 915mm HEIGHT - 1895mm					
Full Length Small Fixed Window (S)		£404	In lieu of small top vent window	£1,035	£631
WIDTH - up to 600mm HEIGHT - 1857mm					
Full Length Medium Fixed Window (M)		£511	In lieu of medium top vent window	£1,200	£689
WIDTH - 601mm - 850mm HEIGHT - 1857mm					
Full Length Large Fixed Window (L)		£625	In lieu of medium top vent window	£1,400	£775
WIDTH - 851mm - 1400mm HEIGHT - 1857mm					
Full Length Small Opening Top Vent Window (S)		£611	£207 + In lieu of small fixed window	£1,440	£829
WIDTH - up to 600mm HEIGHT - 1857mm					
Full Length Medium Opening Top Vent Window (M)		£645	£134 + In lieu of medium fixed window	£1,670	£1,025
WIDTH - 601mm - 850mm HEIGHT - 1857mm					
Full Length Large Opening Top Vent Window (L)		£785	£140 + In lieu of medium top vent window	£1,900	£1,115
WIDTH - 851mm - 1180mm HEIGHT - 1857mm					
Privacy Windows					
Fixed Privacy Window		£350	In lieu of small fixed window	£693	£343
WIDTH - 915mm - 1180mm HEIGHT - 450mm					
Opening Privacy Window		£450	In lieu of small top vent window	£793	£343
WIDTH - 915mm - 1180mm HEIGHT - 450mm					

OXFORD APEX & HENLEY PENT

Full Length Doors & 3/4 Length Windows

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
Full Length Double Door		£2,204	N/A	£5,450	£3,146
WIDTH - 1285mm HEIGHT - 1895mm					
Full Length Single Door		£1,204	N/A	£2,727	£1,523
WIDTH - 915mm HEIGHT - 1895mm					
3/4 Length Small Fixed Window (S)		£404	In lieu of small opening window	£1,035	£631
WIDTH - up to 600mm HEIGHT - 1350mm					
3/4 Length Medium Fixed Window (M)		£511	In lieu of medium opening window	£1,200	£689
WIDTH - 601mm - 850mm HEIGHT - 1350mm					
3/4 Length Large Fixed Window (L)		£625	In lieu of medium opening window	£1,400	£775
WIDTH - 851mm - 1400mm HEIGHT - 1350mm					
3/4 Length Small Opening Window (S)		£611	£207 + In lieu of small fixed window	£1,440	£829
WIDTH - up to 600mm HEIGHT - 1350mm					
3/4 Length Medium Opening Window (M)		£645	£134 + In lieu of medium fixed window	£1,670	£1,025
WIDTH - 601mm - 850mm HEIGHT - 1350mm					
3/4 Length Large Opening Window (L)		£785	£140 + In lieu of medium opening window	£1,900	£1,115
WIDTH - 851mm - 1180mm HEIGHT - 1350mm					
3/4 Length Small Side Hung Opening Window - (SSH)		£611	£207 + In lieu of small fixed window	£1,140	£829
WIDTH - up to 600mm HEIGHT - 1350mm					
3/4 Length Medium Side Hung Opening Window - (MSH)		£645	£134 + In lieu of medium fixed window	£1,670	£1,025
WIDTH - 601mm - 710mm HEIGHT - 1350mm					

OXFORD APEX & HENLEY PENT

Full Length Doors & 1/2 Length Windows

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
Full Length Double Door		£2,204	N/A	£5,450	£3,146
WIDTH - 1285mm HEIGHT - 1895mm					
Full Length Single Door		£1,204	N/A	£2,727	£1,523
WIDTH - 915mm HEIGHT - 1895mm					
1/2 Length Small Fixed Window (S)		£404	In lieu of small opening window	£1,035	£631
WIDTH - up to 600mm HEIGHT - 1000mm					
1/2 Length Medium Fixed Window (M)		£511	In lieu of medium opening window	£1,200	£689
WIDTH - 601mm - 850mm HEIGHT - 1000mm					
1/2 Length Large Fixed Window (L)		£625	In lieu of medium opening window	£1,400	£775
WIDTH - 851mm - 1400mm HEIGHT - 1000mm					
1/2 Length Small Opening Window (S)		£611	£207 + In lieu of small fixed window	£1,440	£829
WIDTH - up to 600mm HEIGHT - 1000mm					
1/2 Length Medium Opening Window (M)		£645	£134 + In lieu of medium fixed window	£1,670	£1,025
WIDTH - 601mm - 850mm HEIGHT - 1000mm					
1/2 Length Large Opening Window (L)		£785	£140 + In lieu of medium opening window	£1,900	£1,115
WIDTH - 851mm - 1180mm HEIGHT - 1000mm					
1/2 Length Small Side Hung Opening Window - (SSH)		£611	£207 + In lieu of small fixed window	£1,140	£829
WIDTH - up to 600mm HEIGHT - 1000mm					
1/2 Length Medium Side Hung Opening Window - (MSH)		£645	£134 + In lieu of medium fixed window	£1,670	£1,025
WIDTH - 601mm - 710mm HEIGHT - 1000mm					

Corner pent roof garden room

(Cheltenham) with full length doors & windows, or (Dorchester) 3/4 or 1/2 length doors with 1/2 length casement windows in UPVC or aluminium

STANDARD SPECIFICATION

CLADDING - Thermowood – Redwood Scandinavian tongue & groove horizontal cladding 19mm x 125mm (16mm finish), 38mm x 68mm framework to walls & solvent treatment to cladding

FLOOR - 18mm moisture resistant chipboard & 44mm x 44mm pressure treated Redwood floor joists

ROOF - 18mm structural grade OSB boards with 44mm x 95mm – 44mm x 146mm roof joists, depending on building size, EPDM rubber roof with UPVC black trim to all sides of roof (100mm deep)

ROOF OVERHANG - 12" to front, rear is flush to cladding

CHELTENHAM DOORS & WINDOWS - Full length double French doors or single door with 150mm door cill, 2 top vented or opening windows to front

Standard windows are full length. These can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows)

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

DORCHESTER DOORS & WINDOWS – 3/4 or 1/2 length double French doors or single door with 150mm door cill & 2 x 1/2 length casement windows to front

Standard windows are 1/2 length casement. These can be changed to 3/4 length windows at no additional cost

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

OPTIONAL EXTRAS (further information on page 42)

- Vertical cladding
- Painted external finish
- MDF lining – painted white as standard internal V grooved long grain (vertical) MDF lining to walls & roof with moisture barrier & 25mm cavity board insulation to walls, roof & floor
- 50mm cavity board insulation upgrade to walls & roof (floor can only be 25mm insulation, see pg 49)
- Partition
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors & windows
- Side hung windows (available on some sizes)
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door for internal partitions
- Laminate flooring
- 1st fix customer cable fitting
- External spotlight package (10 lights, white or blue)



8' x 8' Cheltenham Corner Pent Garden Room

Aluminium doors & windows, full length French double doors, 2 top vented full-length windows (M) (800mm x 1857mm), anthracite grey, black fixings, Thermowood horizontal cladding, 12" overhang to front, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, painted finish tranquil blue, EPDM rubber roof, laminate floor dark grey oak, black guttering & downpipe



Moisture barrier – IKO Rubbershield

Prevents warm air or water vapor from reaching its dew point, which can lead to condensation and dampness. They help to protect the building fabric from moisture infiltration from the outside environment and increase thermal performance.

- BBA Approved, highly breathable, allows escape of harmful moisture vapor, robust and hardwearing

Celotex PIR or equivalent board insulation

A multi-purpose insulation board, with high-performing energy efficiency and thermal conductivity. PIR is a polyisocyanurate insulation board with excellent thermal performance, featuring a low emissivity foil facing



Painted V grooved long grain (portrait) MDF Lining

Building is lined internally with V grooved long grain MDF (9mm) for an exceptional look, with moisture barrier & Celotex or equivalent board insulation underneath



CHELTENHAM CORNER PENT PRICE LIST

28

Includes full length double French doors or single door, 2 full length top vented windows to front
& EPDM rubber roof
Building layouts see page 29

Buiding Size		UPVC doors & windows	Aluminium doors & windows	Cladding Option	Paint Option	Lining & Insulation Options		Roof Options	Flooring
Size (ft) w x d	Size (m) w x d	Basic Price	Basic Price	Vertical Cladding Upgrade	Painted Finish	Painted MDF Lining & 25mm Insulation	Painted MDF Lining & 50mm Insulation	EPDM Rubber Roof	Laminate Floor
6 x 6	1.83 x 1.83	£7,934	£12,838	£743	£1,296	£2,254	£2,562	Included	£346
7 x 7	2.13 x 2.13	£8,572	£13,868	£791	£1,512	£2,731	£3,113	Included	£470
8 x 8	2.44 x 2.44	£10,072	£15,548	£924	£1,728	£3,238	£3,700	Included	£614
9 x 9	2.74 x 2.74	£11,645	£17,121	£1,062	£1,944	£3,775	£4,323	Included	£778
10 x 10	3.05 x 3.05	£13,223	£18,699	£1,198	£2,160	£4,340	£4,982	Included	£960
11 x 11	3.35 x 3.35	£14,621	£20,097	£1,315	£2,376	£4,935	£5,676	Included	£1,162
12 x 12	3.66 x 3.66	£15,977	£21,453	£1,425	£2,592	£5,558	£6,406	Included	£1,382
13 x 13	3.96 x 3.96	£17,949	£23,425	£1,595	£2,808	£6,211	£7,172	Included	£1,622
14 x 14	4.27 x 4.27	£19,638	£25,114	£1,734	£3,024	£6,894	£7,973	Included	£1,882

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

DORCHESTER CORNER PENT PRICE LIST

Includes full length double French doors or single door, 2 x 1/2 length casement windows to front
& EPDM rubber roof
Building layouts see page 29

Buiding Size		UPVC doors & windows	Aluminium doors & windows (full length doors only)	Cladding Option	Paint Option	Lining & Insulation Options		Roof Options	Flooring
Size (ft) w x d	Size (m) w x d	Basic Price	Basic Price	Vertical Cladding Upgrade	Painted Finish	Painted MDF Lining & 25mm Insulation	Painted MDF Lining & 50mm Insulation	EPDM Rubber Roof	Laminate Floor
6 x 6	1.83 x 1.83	£8,134	£12,838	£743	£1,296	£2,254	£2,562	Included	£346
7 x 7	2.13 x 2.13	£8,772	£13,868	£791	£1,512	£2,731	£3,113	Included	£470
8 x 8	2.44 x 2.44	£10,492	£15,548	£924	£1,728	£3,238	£3,700	Included	£614
9 x 9	2.74 x 2.74	£12,465	£17,661	£1,062	£1,944	£3,775	£4,323	Included	£778
10 x 10	3.05 x 3.05	£14,243	£19,649	£1,198	£2,160	£4,340	£4,982	Included	£960
11 x 11	3.35 x 3.35	£16,051	£22,087	£1,315	£2,376	£4,935	£5,676	Included	£1,162
12 x 12	3.66 x 3.66	£17,407	£23,443	£1,425	£2,592	£5,558	£6,406	Included	£1,382
13 x 13	3.96 x 3.96	£19,379	£25,415	£1,595	£2,808	£6,211	£7,172	Included	£1,622
14 x 14	4.27 x 4.27	£21,068	£27,104	£1,734	£3,024	£6,894	£7,973	Included	£1,882

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

Dorchester 6 x 6 (1.83 x 1.83) & 7 x 7 (2.13 x 2.13) come with a single top vented window to each side due to size allowance

Full length doors & windows as standard. Windows can be changed to 3/4 length or 1/2 length at no additional cost (excluding double & triple casement windows) – please state on order



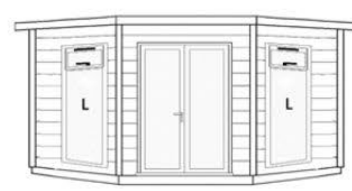
6' (1.83m) front with French full length double doors & 2 (S) 515mm opening windows to front



7' (2.13m) front with French full length double doors & 2 (M) 800mm opening windows to front



8' (2.44m) front with French full length double doors & 2 (L) 1100mm opening windows to front



9' (2.74m) front with French full length double doors & 2 (L) 1180mm opening windows to front



10' (3.05m) front with French full length double doors & 2 (L) 1180mm opening windows to front



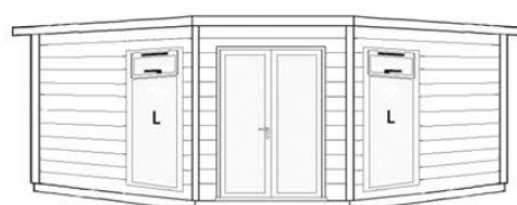
11' (3.35m) front with French full length double doors & 2 (L) 1180mm opening windows to front



12' (3.66m) front with French full length double doors & 2 (L) 1180mm opening windows to front



13' (3.96m) front with French full length double doors & 2 (L) 1180mm opening windows to front



14' (4.27m) front with French full length double doors & 2 (L) 1180mm opening windows to front

DORCHESTER CORNER PENT - STANDARD LAYOUTS

3/4 or 1/2 length doors as standard, standard windows are 1/2 length casement windows. These can be changed to 3/4 length at no additional cost – please state on order



6' (1.83m) front with French 1/2 length double doors & 2 (S) 515mm opening windows to front



7' (2.13m) front with French 1/2 length double doors & 2 (M) 800mm opening windows to front



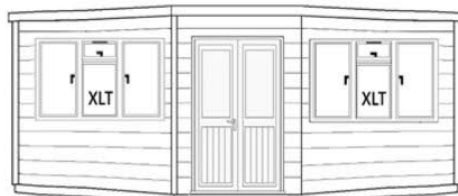
8' (2.44m) front with French 1/2 length double doors & 2 (SD) 1100mm opening windows to front



9' (2.74m) front with French 1/2 length double doors & 2 (MD) 1400mm opening windows to front



10' (3.05m) front with French 1/2 length double doors & 2 (LT) 1600mm opening windows to front



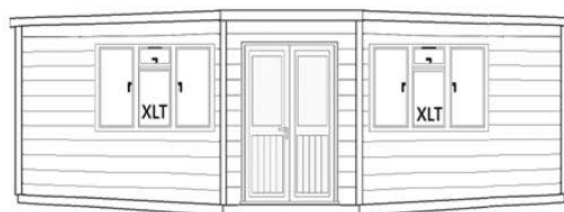
11' (3.35m) front with French 1/2 length double doors & 2 (XLT) 1800mm opening windows to front



12' (3.66m) front with French 1/2 length double doors & 2 (XLT) 1800mm opening windows to front



13' (3.96m) front with French 1/2 length double doors & 2 (XLT) 1800mm opening windows to front



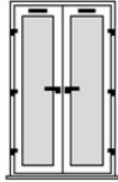
14' (4.27m) front with French 1/2 length double doors & 2 (XLT) 1800mm opening windows to front

Drawings show our standard layouts with 1/2 length French doors with fixed opening windows to front of building. Layouts can be altered to suit your needs (drawings are not to scale).

CHELTENHAM CORNER PENT

Full Length Doors & Windows

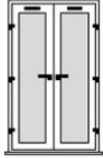
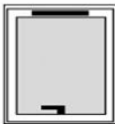
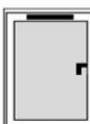
30

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
Full Length Double Door		£2,204	N/A	£5,450	£3,146
WIDTH - 1285mm HEIGHT - 1895mm					
Full Length Single Door		£1,204	N/A	£2,727	£1,523
WIDTH - 915mm HEIGHT - 1895mm					
Full Length Small Fixed Window (S)		£404	In lieu of small top vent window	£1,035	£631
WIDTH - up to 515mm HEIGHT - 1857mm					
Full Length Medium Fixed Window (M)		£511	In lieu of medium top vent window	£1,200	£689
WIDTH - 516mm - 800mm HEIGHT - 1857mm					
Full Length Large Fixed Window (L)		£625	In lieu of medium top vent window	£1,400	£775
WIDTH - 801mm - 1400mm HEIGHT - 1857mm					
Full Length Small Opening Top Vent Window (S)		£611	In lieu of medium top vent window	£1,440	£829
WIDTH - up to 515mm HEIGHT - 1857mm					
Full Length Medium Opening Top Vent Window (M)		£645	In lieu of large top vent window	£1,670	£1,025
WIDTH - 516mm - 800mm HEIGHT - 1857mm					
Full Length Large Opening Top Vent Window (L)		£785	N/A	£1,900	£1,115
WIDTH - 801mm - 1180mm HEIGHT - 1857mm					
Privacy Windows					
Fixed Privacy Window		£350	N/A	£693	£343
WIDTH - 915mm - 1180mm HEIGHT - 450mm					
Opening Privacy Window		£450	N/A	£793	£343
WIDTH - 915mm - 1180mm HEIGHT - 450mm					

CHELTENHAM CORNER PENT

Full Length Doors & 3/4 Length Windows

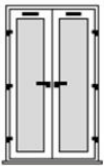
31

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
Full Length Double Door		£2,204	N/A	£5,450	£3,146
WIDTH - 1285mm HEIGHT - 1895mm					
Full Length Single Door		£1,204	N/A	£2,727	£1,523
WIDTH - 915mm HEIGHT - 1895mm					
3/4 Length Small Fixed Window (S)		£404	In lieu of small opening window	£1,035	£631
WIDTH - up to 515mm HEIGHT - 1350mm					
3/4 Length Medium Fixed Window (M)		£511	In lieu of medium opening window	£1,200	£689
WIDTH - 516mm - 800mm HEIGHT - 1350mm					
3/4 Length Large Fixed Window (L)		£625	In lieu of medium opening window	£1,400	£775
WIDTH - 801mm - 1400mm HEIGHT - 1350mm					
3/4 Length Small Opening Window (S)		£611	In lieu of medium opening window	£1,440	£829
WIDTH - up to 515mm HEIGHT - 1350mm					
3/4 Length Medium Opening Window (M)		£645	In lieu of large opening window	£1,670	£1,025
WIDTH - 516mm - 800mm HEIGHT - 1350mm					
3/4 length Large Opening Window (L)		£785	N/A	£1,900	£1,115
WIDTH - 801mm - 1180mm HEIGHT - 1350mm					
3/4 Length Small Side Hung Opening Window - (SSH)		£611	In lieu of small opening window	£1,140	£829
WIDTH - up to 515mm HEIGHT - 1350mm					
3/4 Length Medium Side Hung Opening Window - (MSH)		£645	In lieu of medium opening window	£1,670	£1,025
WIDTH - 516mm - 710mm HEIGHT - 1350mm					

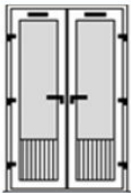
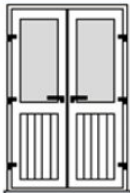
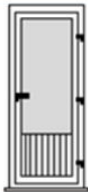
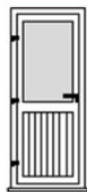
CHELTENHAM CORNER PENT

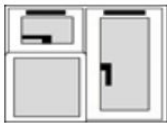
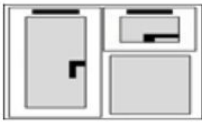
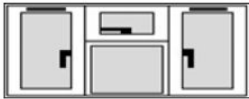
Full Length Doors & 1/2 Length Windows

32

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
Full Length Double Door		£2,204	N/A	£5,450	£3,146
WIDTH - 1285mm HEIGHT - 1895mm					
Full Length Single Door		£1,204	N/A	£2,727	£1,523
WIDTH - 915mm HEIGHT - 1895mm					
1/2 Length Small Fixed Window (S)		£404	In lieu of small opening window	£1,035	£631
WIDTH - up to 515mm HEIGHT - 1000mm					
1/2 Length Medium Fixed Window (M)		£511	In lieu of medium opening window	£1,200	£689
WIDTH - 516mm - 800mm HEIGHT - 1000mm					
1/2 Length Large Fixed Window (L)		£625	In lieu of medium opening window	£1,400	£775
WIDTH - 801mm - 1400mm HEIGHT - 1000mm					
1/2 Length Small Opening Window (S)		£611	In lieu of medium opening window	£1,440	£829
WIDTH - up to 515mm HEIGHT - 1000mm					
1/2 Length Medium Opening Window (M)		£645	In lieu of large opening window	£1,670	£1,025
WIDTH - 516mm - 800mm HEIGHT - 1000mm					
1/2 Length Large Opening Window (L)		£785	N/A	£1,900	£1,115
WIDTH - 801mm - 1180mm HEIGHT - 1000mm					
1/2 Length Small Side Hung Opening Window - (SSH)		£611	In lieu of small opening window	£1,140	£829
WIDTH - up to 515mm HEIGHT - 1000mm					
1/2 Length Medium Side Hung Opening Window - (MSH)		£645	In lieu of medium opening window	£1,670	£1,025
WIDTH - 516mm - 710mm HEIGHT - 1000mm					

3/4 Length, 1/2 Length Doors & 1/2 Length Casement Windows

3/4 LENGTH DOORS		1/2 LENGTH DOORS	
UPVC ONLY	Additional	UPVC ONLY	Additional
3/4 Length Double Door  WIDTH - 1285mm HEIGHT - 1895mm	£2,404	1/2 Length Double Door  WIDTH - 1285mm HEIGHT - 1895mm	£2,404
3/4 Length Single Door  WIDTH - 915mm HEIGHT - 1895mm	£1,402	1/2 Length Single Door  WIDTH - 915mm HEIGHT - 1895mm	£1,402

1/2 LENGTH CASEMENT WINDOWS	UPVC		ALUMINIUM	
	Additional	In Lieu	Additional	In Lieu of UPVC
1/2 Length Small Opening Top Vent (S)  WIDTH - up to 515mm HEIGHT - 1000mm	£611	In lieu of medium top vent window	£1,440	£829
1/2 Length Medium Opening Top Vent (M)  WIDTH - 516mm- 800mm HEIGHT - 1000mm	£645	In lieu of small double window	£1,670	£1,029
1/2 Length Small Double Opening Window (SD)  WIDTH - 1100mm HEIGHT - 1000mm	£785	In lieu of medium double window	£1,900	£1,115
1/2 Length Medium Double Opening Window (MD)  WIDTH - 1400mm HEIGHT - 1000mm	£1,095	In lieu of large tripple window	£2,170	£1,075
1/2 Length Large Triple Opening Window (LT)  WIDTH - 1600mm HEIGHT - 1000mm	£1,195	In lieu of extra large tripple window	£2,375	£1,180
1/2 Length X Large Triple Opening Window (XLT)  WIDTH - 1800mm HEIGHT - 1000mm	£1,400	N/A	£2,895	£1,495

Apex roof garden room with 1/2 length casement windows in UPVC or aluminium

STANDARD SPECIFICATION

CLADDING

Thermowood – Redwood Scandinavian tongue & groove horizontal cladding 19mm x 125mm (16mm finish), 38mm x 68mm framework to walls, solvent treatment to cladding and roof

FLOOR

18mm moisture resistant chipboard & 44mm x 44mm pressure treated Redwood floor joists

ROOF

12mm tongue & groove matchboard with 38mm x 63mm roof joists, timber fascia & heavy-duty green mineral felt

DOORS & WINDOWS

3/4 or 1/2 length double French doors or single door with 150mm door cill, 2 opening windows to front & 2 Small (S) up to 600mm wide or Medium (M) 601mm - 850mm wide top vented windows (one in each side) Standard windows are 1/2 length casement. These can be changed to 3/4 length windows at no additional cost

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

OPTIONAL EXTRAS (further information on page 42)

- Vertical cladding
- Painted external finish
- MDF lining – painted white as standard internal V grooved long grain (vertical) MDF lining to walls & roof with moisture barrier & 25mm cavity board insulation to walls, roof & floor
- 50mm cavity board insulation upgrade to walls & roof (floor can only be 25mm insulation, see pg. 49)
- Partition
- Integral open sided area
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors (full length only) & windows
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- EPDM rubber roof
- Slate effect tile roof
- Cedar Shingle roof
- Solid internal white door for internal partitions
- Composite decking
- Laminate flooring
- 1st fix customer cable fitting



8' x 6' Winchester Apex Garden Room

UPVC doors & windows, 1/2 length French double doors, 2 x 1/2 length casement windows one on each side (SD) (915mm x 1000mm) in lieu of 2 (S) top vent windows, anthracite grey both sides (upgrade), chrome fixings, Thermowood horizontal cladding, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, painted finish anthracite, slate effect tile roof, laminate floor grey oak light, black guttering & downpipe



24' x 10' Winchester Apex Garden Room

UPVC doors & windows, 1/2 length French double doors, 3 x 1/2 length casement windows to front (SD) (915mm x 1000mm), anthracite grey both sides (upgrade), black fixings, Thermowood horizontal cladding, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, painted finish thyme, slate effect tile roof, laminate floor rustic oak, black guttering & downpipe

WINCHESTER APEX PRICE LIST

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Includes 3/4 or 1/2 length double French doors, 1/2 length casement windows to front & 2 x 1/2 length top vented windows (one in each side)
Buildings layouts see page 36

Buiding Size		UPVC doors & windows	Aluminium doors & windows (full length doors only)	Cladding Option	Paint Option	Lining & Insulation Options		Roof Options			Flooring
Size (ft) w x d	Size (m) w x d	Basic Price	Basic Price	Vertical Cladding Upgrade	Painted Finish	Painted MDF Lining & 25mm Insulation	Painted MDF Lining & 50mm Insulation	Cedar Shingle Roof	Slate Effect Tile Roof	EPDM Rubber Roof	Laminate Floor
8 x 6	2.44 x 1.83	£6,598	£12,960	£598	£1,512	£2,717	£3,095	£1,152	£1,152	£384	£461
10 x 6	3.05 x 1.83	£7,962	£14,324	£735	£1,728	£3,180	£3,629	£1,440	£1,440	£480	£576
12 x 6	3.66 x 1.83	£9,520	£16,234	£855	£1,944	£3,643	£4,163	£1,728	£1,728	£576	£691
14 x 6	4.27 x 1.83	£10,793	£17,647	£965	£2,160	£4,106	£4,697	£2,016	£2,016	£672	£806
16 x 6	4.88 x 1.82	£12,490	£19,344	£1,135	£2,376	£4,570	£5,231	£2,304	£2,304	£768	£922
10 x 8	3.05 x 2.44	£9,823	£16,185	£921	£1,944	£3,760	£4,306	£1,920	£1,920	£640	£768
12 x 8	3.66 x 2.44	£11,356	£18,070	£1,039	£2,160	£4,282	£4,911	£2,304	£2,304	£768	£922
14 x 8	4.27 x 2.44	£12,773	£19,627	£1,163	£2,376	£4,803	£5,516	£2,688	£2,688	£896	£1,075
16 x 8	4.88 x 2.44	£14,264	£21,118	£1,312	£2,592	£5,325	£6,121	£3,072	£3,072	£1,024	£1,229
18 x 8	5.49 x 2.44	£15,715	£22,779	£1,438	£2,808	£5,846	£6,726	£3,456	£3,456	£1,152	£1,382
20 x 8	6.10 x 2.44	£16,183	£23,877	£1,568	£3,024	£6,368	£7,331	£3,840	£3,840	£1,280	£1,536
22 x 8	6.71 x 2.44	£17,451	£25,145	£1,695	£3,240	£6,890	£7,936	£4,224	£4,224	£1,408	£1,690
24 x 8	7.12 x 2.44	£18,750	£26,444	£1,825	£3,456	£7,411	£8,541	£4,608	£4,608	£1,536	£1,843
10 x 10	3.05 x 3.05	£11,186	£17,548	£1,057	£2,160	£4,340	£4,982	£2,400	£2,400	£800	£960
12 x 10	3.66 x 3.05	£12,911	£19,625	£1,194	£2,376	£4,920	£5,658	£2,880	£2,880	£960	£1,152
14 x 10	4.27 x 3.05	£14,288	£21,142	£1,315	£2,592	£5,500	£6,335	£3,360	£3,360	£1,120	£1,344
16 x 10	4.88 x 3.05	£15,389	£22,243	£1,425	£2,808	£6,080	£7,011	£3,840	£3,840	£1,280	£1,536
18 x 10	5.49 x 3.05	£17,286	£24,350	£1,595	£3,024	£6,660	£7,688	£4,320	£4,320	£1,440	£1,728
20 x 10	6.10 x 3.05	£17,843	£25,537	£1,734	£3,240	£7,240	£8,364	£4,800	£4,800	£1,600	£1,920
22 x 10	6.71 x 3.05	£19,222	£26,916	£1,872	£3,456	£7,820	£9,040	£5,280	£5,280	£1,760	£2,112
24 x 10	7.12 x 3.05	£20,649	£28,343	£2,015	£3,672	£8,400	£9,717	£5,760	£5,760	£1,920	£2,304
12 x 12	3.66 x 3.66	£14,127	£20,841	£1,316	£2,592	£5,558	£6,406	£3,456	£3,456	£1,152	£1,382
14 x 12	4.27 x 3.66	£15,670	£22,524	£1,453	£2,808	£6,197	£7,154	£4,032	£4,032	£1,344	£1,613
16 x 12	4.88 x 3.66	£16,874	£23,728	£1,573	£3,024	£6,835	£7,901	£4,608	£4,608	£1,536	£1,843
18 x 12	5.49 x 3.66	£18,176	£25,240	£1,684	£3,240	£7,474	£8,649	£5,184	£5,184	£1,728	£2,074
20 x 12	6.10 x 3.66	£19,033	£26,727	£1,853	£3,456	£8,112	£9,397	£5,760	£5,760	£1,920	£2,304
22 x 12	6.71 x 3.66	£20,429	£28,123	£1,993	£3,672	£8,750	£10,144	£6,336	£6,336	£2,112	£2,534
24 x 12	7.12 x 3.66	£21,856	£29,550	£2,136	£3,888	£9,389	£10,892	£6,912	£6,912	£2,304	£2,765
14 x 14	4.27 x 4.27	£18,005	£24,859	£1,687	£3,024	£6,894	£7,973	£4,704	£4,704	£1,568	£1,882
16 x 14	4.88 x 4.27	£19,376	£26,230	£1,824	£3,240	£7,590	£8,792	£5,376	£5,376	£1,792	£2,150
18 x 14	5.49 x 4.27	£20,781	£27,845	£1,944	£3,456	£8,287	£9,611	£6,048	£6,048	£2,016	£2,419
20 x 14	6.10 x 4.27	£21,042	£28,736	£2,054	£3,672	£8,984	£10,430	£6,720	£6,720	£2,240	£2,688
22 x 14	6.71 x 4.27	£22,739	£30,433	£2,224	£3,888	£9,681	£11,249	£7,392	£7,392	£2,464	£2,957
24 x 14	7.12 x 4.27	£24,437	£32,131	£2,394	£4,104	£10,378	£12,068	£8,064	£8,064	£2,688	£3,226
16 x 16	4.88 x 4.88	£21,710	£28,564	£2,057	£3,456	£8,346	£9,682	£6,144	£6,144	£2,048	£2,458
18 x 16	5.49 x 4.88	£23,282	£30,346	£2,194	£3,672	£9,101	£10,572	£6,912	£6,912	£2,304	£2,765
20 x 16	6.10 x 4.88	£23,647	£31,341	£2,315	£3,888	£9,856	£11,462	£7,680	£7,680	£2,560	£3,072
22 x 16	6.71 x 4.88	£24,747	£32,441	£2,425	£4,104	£10,611	£12,353	£8,448	£8,448	£2,816	£3,379
24 x 16	7.12 x 4.88	£26,445	£34,139	£2,595	£4,320	£11,366	£13,243	£9,216	£9,216	£3,072	£3,686
26 x 16	7.92 x 4.88	£28,142	£35,836	£2,764	£4,536	£12,122	£14,133	£9,984	£9,984	£3,328	£3,994
18 x 18	5.49 x 5.49	£25,975	£33,039	£2,463	£3,888	£9,914	£11,534	£7,776	£7,776	£2,592	£3,110
20 x 18	6.10 x 5.49	£26,506	£34,200	£2,601	£4,104	£10,728	£12,495	£8,640	£8,640	£2,880	£3,456
22 x 18	6.71 x 5.49	£28,645	£36,339	£2,814	£4,320	£11,542	£13,457	£9,504	£9,504	£3,168	£3,802
24 x 18	7.12 x 5.49	£30,238	£37,932	£2,974	£4,536	£12,355	£14,418	£10,368	£10,368	£3,456	£4,147
26 x 18	7.92 x 5.49	£32,533	£40,227	£3,203	£4,752	£13,169	£15,380	£11,232	£11,232	£3,744	£4,493
28 x 18	8.53 x 5.49	£34,230	£41,924	£3,373	£4,968	£13,982	£16,341	£12,096	£12,096	£4,032	£4,838
20 x 20	6.10 x 6.10	£28,840	£36,534	£2,834	£4,320	£11,600	£13,528	£9,600	£9,600	£3,200	£3,840
22 x 20	6.71 x 6.10	£30,212	£37,906	£2,971	£4,536	£12,472	£14,561	£10,560	£10,560	£3,520	£4,224
24 x 20	7.12 x 6.10	£31,417	£39,111	£3,092	£4,752	£13,344	£15,594	£11,520	£11,520	£3,840	£4,608
26 x 20	7.92 x 6.10	£32,517	£40,211	£3,202	£4,968	£14,216	£16,626	£12,480	£12,480	£4,160	£4,992
28 x 20	8.53 x 6.10	£34,215	£41,909	£3,372	£5,184	£15,088	£17,659	£13,440	£13,440	£4,480	£5,376
30 x 20	9.14 x 6.10	£35,912	£43,606	£3,541	£5,400	£15,960	£18,692	£14,400	£14,400	£4,800	£5,760

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

3/4 or 1/2 length doors, standard windows are 1/2 length casement windows. These can be changed to 3/4 length at no additional cost – please state on order



8' (2.44m) front with 1285mm double doors with 2 (S) 320mm opening windows



10' (3.05m) front with 1285mm double doors with 2 (S) 600mm opening windows



12' (3.66m) front with 1285mm double doors with 2 (SD) 915mm opening windows



14' (4.27m) front with 1285mm double doors with 2 (MD) 1200mm opening windows



16' (4.88m) front with 1285mm double doors with 2 (MD) 1200mm opening windows



18' (5.49m) front with 1285mm double doors with 2 (LT) 1600mm opening windows



20' (6.10m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



22' (6.71m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



24' (7.12m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



26' (7.92m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



28' (8.53m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



10' (3.05m) front showing 3/4 length doors & windows



30' (9.14m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows

Drawings show our standard layouts with French 1/2 & 3/4 length double doors in the centre with opening windows to front of buildings. Layouts can be altered to suit your needs (drawings are not to scale).

Pent roof garden room with 1/2 length casement windows in UPVC or aluminium

STANDARD SPECIFICATION

CLADDING

Thermowood – Redwood Scandinavian tongue & groove horizontal cladding 19mm x 125mm (16mm finish), 38mm x 68mm framework to walls & solvent treatment to cladding

FLOOR

18mm moisture resistant chipboard & 44mm x 44mm pressure treated Redwood floor joists

ROOF

18mm structural grade OSB boards with 44mm x 95mm – 44mm x 146mm roof joists depending on building size, EPDM rubber roof with UPVC black trim to all 4 sides of roof (100mm deep)

ROOF OVERHANG

12" overhang to front & 4" to sides, rear is flush to cladding

DOORS & WINDOWS

3/4 or 1/2 length double French doors or single door with 150mm door cill, 2 opening windows to front & 2 Small (S) up to 600mm wide or Medium (M) 601mm - 850mm wide top vented windows (one in each side) Standard windows are 1/2 length casement. These can be changed to 3/4 length windows at no additional cost

Double glazed units 4mm – 20mm – 4mm clear argon filled, toughened glass

OPTIONAL EXTRAS (further information on page 42)

- Vertical cladding
- Painted external finish
- MDF lining – painted white as standard internal V grooved long grain (vertical) MDF lining to walls & roof with moisture barrier & 25mm cavity board insulation to walls, roof & floor
- 50mm cavity board insulation upgrade to walls & roof (floor can only be 25mm insulation, see pg. 49)
- Partition
- Integral open sided area
- Black aluminium trim pack with 6" recessed porch with composite decking (replaces standard 12" overhang, will instead have 6" overhang with recessed porch)
- Non-standard shape
- Extra board of height
- Additional UPVC doors & windows
- Aluminium doors & windows
- Shed/Summerhouse doors & windows
- No floor
- Bolt down
- Bolt to existing building
- Guttering & Downpipes
- Workbenches & Shelves
- Solid internal white door for internal partitions
- Composite decking
- Laminate flooring
- 1st fix customer cable fitting
- External spotlight package (10 lights, white or blue)



14' x 8' Canterbury Pent Garden Room

UPVC doors & windows, 1/2 length single door, 2 x 1/2 length casement windows to front (SD) (915mm x 1000mm) in lieu of 2 (MD) opening windows, 2 x 1/2 length casement windows one on each side (SD) (915mm x 1000mm) in lieu of 2 (S) top vent windows, anthracite grey, black fixings, Thermowood horizontal cladding, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, painted finish spruce, EPDM rubber roof, laminate floor Verona amber oak (upgrade option), black guttering & downpipe



10' x 8' Canterbury Pent Garden Room

UPVC doors & windows, 1/2 length French double doors, 2 x 1/2 length fixed windows to front (S) (600mm x 1000mm) in lieu of 2 (S) top vent windows, 2 x 1/2 length casement windows one on each side (SD) (915mm x 1000mm) in lieu of 2 (S) top vent windows, anthracite grey, black fixings, Thermowood horizontal cladding, MDF (V grooved) painted lining (white) with moisture barrier & 25mm board insulation, painted finish white, EPDM rubber roof, laminate floor dark grey oak

38

Buildings layouts see page 39

ALL PRICES INCLUDE LOCAL DELIVERY & VAT

ADDITIONAL OPTIONAL EXTRAS ARE ON PAGE 42

3/4 or 1/2 length doors, standard windows are 1/2 length casement windows. These can be changed to 3/4 length at no additional cost – please state on order



8' (2.44m) front with 1285mm double doors with 2 (S) 320mm opening windows



10' (3.05m) front with 1285mm double doors with 2 (S) 600mm opening windows



12' (3.66m) front with 1285mm double doors with 2 (SD) 915mm opening windows



14' (4.27m) front with 1285mm double doors with 2 (MD) 1200mm opening windows



16' (4.88m) front with 1285mm double doors with 2 (MD) 1200mm opening windows



18' (5.49m) front with 1285mm double doors with 2 (LT) 1600mm opening windows



20' (6.10m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



22' (6.71m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



24' (7.12m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



26' (7.92m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



28' (8.53m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows



10' (3.05m) front showing 3/4 length doors & windows



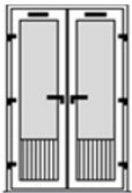
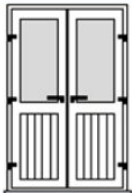
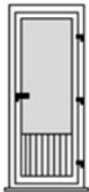
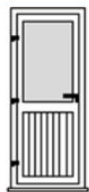
30' (9.14m) front with 1285mm double doors with 2 (XLT) 1800mm opening windows

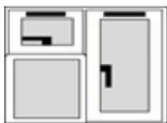
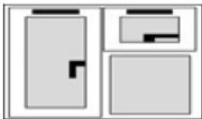
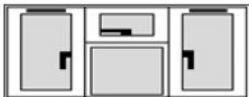
Drawings show our standard layouts with French 1/2 or 3/4 length double doors in the centre with opening windows to front of buildings. Layouts can be altered to suit your needs (drawings are not to scale)

WINCHESTER APEX & CANTERBURY PENT

3/4 Length, 1/2 Length Doors & 1/2 Length Casement Windows

40

3/4 LENGTH DOORS		1/2 LENGTH DOORS	
UPVC ONLY	Additional	UPVC ONLY	Additional
3/4 Length Double Door  WIDTH - 1285mm HEIGHT - 1895mm	£2,404	1/2 Length Double Door  WIDTH - 1285mm HEIGHT - 1895mm	£2,404
3/4 Length Single Door  WIDTH - 915mm HEIGHT - 1895mm	£1,402	1/2 Length Single Door  WIDTH - 915mm HEIGHT - 1895mm	£1,402

1/2 LENGTH CASEMENT WINDOWS	UPVC		ALUMINIUM	
	Additional	In Lieu	Additional	In Lieu of UPVC
1/2 Length Small Opening Top Vent (S)  WIDTH - up to 600mm HEIGHT - 1000mm	£611	N/A	£1,440	£829
1/2 Length Medium Opening Top Vent (M)  WIDTH - 601mm - 850mm HEIGHT - 1000mm	£645	In lieu of small double window	£1,670	£1,029
1/2 Length Small Double Opening Window (SD)  WIDTH - 915mm HEIGHT - 1000mm	£785	£140 + In lieu of small or medium top vent window	£1,900	£1,115
1/2 Length Medium Double Opening Window (MD)  WIDTH - 1200mm HEIGHT - 1000mm	£1,095	£450 + In lieu of small or medium top vent window	£2,170	£1,075
1/2 Length Large Triple Opening Window (LT)  WIDTH - 1600mm HEIGHT - 1000mm	£1,195	£550 + In lieu of small or medium top vent window	£2,375	£1,180
1/2 Length X Large Triple Opening Window (XLT)  WIDTH - 1800mm HEIGHT - 1000mm	£1,400	£755 + In lieu of small or medium top vent window	£2,895	£1,495

WINCHESTER APEX & CANTERBURY PENT

Additional 1/2 Length Windows

41

		UPVC		ALUMINIUM	
		Additional	In Lieu	Additional	In Lieu of UPVC
1/2 Length Small Fixed Window (S)		£404	In lieu of small top vent window	£1,035	£631
WIDTH - up to 600mm HEIGHT - 1000mm					
1/2 Length Medium Fixed Window (M)		£511	In lieu of medium top vent window	£1,200	£689
WIDTH - 601mm - 850mm HEIGHT - 1000mm					
1/2 Length Large Fixed Window (L)		£625	N/A	£1,400	£775
WIDTH - 851mm - 1400mm HEIGHT - 1000mm					
Privacy Windows					
Fixed Privacy Window		£350	In lieu of small top vent window	£693	£343
WIDTH - 915mm - 1180mm HEIGHT - 450mm					
Opening Privacy Window		£450	In lieu of small top vent window	£793	£343
WIDTH - 915mm - 1180mm HEIGHT - 450mm					

ITEM		COST
Painted MDF lining (white), moisture barrier & 25mm insulation to walls		£72 per running ft of wall
Painted MDF lining (white), moisture barrier & 25mm insulation to roof		£9.60 per sq ft or roof
Painted MDF lining (white), moisture barrier & 50mm insulation to walls		£80 per running ft of wall
Painted MDF lining (white), moisture barrier & 50mm insulation to roof		£12.82 per sq ft or roof
Partition with painted MDF lining (white) to both sides		£91 per running ft of wall
Partition with painted MDF lining (white) with 25mm insulation to both sides		£118 per running ft of wall
Partition or additional wall to open section - (T&G one side unpainted)		£55 per running ft of wall
Integral open section in lieu		No cost option
Integral open section in lieu (T&G boarded internally to 1 wall & roof)		£800
Additional wall to open section (T&G boarded internally)		£60 per running ft of wall
Integral verandah (specify on order with or without balustrade)		No cost option
INTEGRAL VERANDAH & OPEN SECTIONS COME WITH TIMBER DECKING AS STANDARD (PLEASE STATE ON ORDER)		
Insulation & moisture barrier to floor		£5 per sq ft of floor
Moisture barrier to walls		£8 per running ft of wall
Moisture barrier to roof or floor		£1.60 per sq ft of roof or floor
25mm Insulation to roof or floor		£3.40 per sq ft of roof or floor
25mm Insulation to walls		£16 per running ft of wall
50mm Insulation to roof (roof only)		£6.62 per sq ft of roof or floor
50mm Insulation to walls		£24 per running ft of wall
Soundproofing MLV50 acoustic membrane to walls (26dB)		£26 per running ft of wall
Soundproofing MLV50 acoustic membrane to roof or floor (26dB)		£5 per sq ft of roof or floor
Soundproofing MLV100 acoustic membrane to walls (31dB)		£40 per running ft of wall
Soundproofing MLV100 acoustic membrane to roof or floor (31dB)		£8 per sq ft of roof or floor
Extra board of height (approx 3.5" per board)		Add 5% to basic price & paint options
Guttering & downpipe (black)		£12 per running ft
Attach to existing building		No cost option (in lieu of missing panel)
Non-standard shape building surcharge (pent only)		Add 20% to basic price
No Floor		Less 5%
Bolt down to base (specify with or without lip)		£6 per running ft
Reverse Apex		Add 10% to basic price
Roof overhang (add additional roofing cost to any roofing upgrade option per sq ft)		£15 per sq ft
Painted finish		£54 per running ft of wall
Painted finish non-standard paint colour match		Add 10% to basic paint cost
MDF lining paint colour other than white		Add 10% to basic cost
Laminate floor		£9.60 per sq ft of floor
Laminate floor surcharge for upgrade option		£1.40 per sq ft to basic laminate cost
Black aluminium powder coated trim pack (includes 2 front vertical corner covers)		£40 per running ft (4 sides of roof)
6" recessed porch with composite decking (length x 0.6ft)		£75 per sq ft
6" recessed porch (length x 0.6ft)		£35 per sq ft
Composite decking for 6" recessed porch (length x 0.6ft)		£46 per sq ft
Composite decking (open area only)		£22.5 per sq ft of floor
Fit customer cables service (socket 2.5 twin & earth cable, lighting 1.5 twin & earth cable included)		£400
Return to complete install following cable fitting by customer		£700
Lighting package (10 lights) choice of white or blue		£300
EPDM rubber roof covering (Apex) - with timber fascias		£8 per sq ft of roof
EPDM rubber roof covering (Pent) - with UPVC roof trims		£10 per sq ft of roof
Internal white solid door (for internal partitions)		£300
Cedar shingle roof (Apex only)		£24 per sq ft of roof
Slate effect tile roof (Apex only)		£24 per sq ft of roof
Bearers		£0.58 per sq ft of floor
SHED DOORS & WINDOWS		
Shed double solid door (Thermowood), includes 3 lever mortice lock with heritage range handle & internal hinges, with fixing colour choice: black, satin, chrome or brass		£489
Shed single solid door (Thermowood), includes 3 lever mortice lock with heritage range handle & internal hinges, with fixing colour choice: black, satin, chrome or brass		£294
Shed fixed window		£40
Shed opening window		£90
Double glazed glass per window		£60
SHELVES & WORKBENCHES		
12" PAINTED SHELF	16" PAINTED WORKBENCH	24" PAINTED WORKBENCH
£26 PER RUNNING FT	£32 PER RUNNING FT	£39 PER RUNNING FT

UPVC Standard Colours included in basic price & layout (grained external with smooth white internal), Anthracite & Slate grey are available in smooth finish (**may add additional lead time**), please detail on order

						
Black (grained) on White (smooth)	Anthracite (grained) on White (smooth)	Slate grey (grained) on White (smooth)	Golden oak (grained) on White (smooth)	Irish oak (grained) on White (smooth)	Rosewood (grained) on White (smooth)	White on White (smooth)

UPGRADE OPTION - STANDARD COLOUR BOTH SIDES (GRAINED)

Anthracite & Slate grey are available in smooth finish included in upgrade cost

Upgrade options may add additional lead time

£600 for doors & windows included in basic price & layout

£120 per additional door or window not included in basic price & layout

						
Black on Black (grained)	Anthracite on Anthracite (grained)	Slate grey on Slate grey (grained)	Golden oak on Golden oak (grained)	Irish oak on Irish oak (grained)	Rosewood on Rosewood (grained)	White on White (grained))

UPGRADE OPTION - NON STANDARD COLOUR EXTERNAL

Grained external with smooth white internal

Upgrade options may add additional lead time

£1,200 for doors & windows included in basic price & layout

£240 per additional door or window not included in basic price & layout

UPGRADE OPTION - NON STANDARD COLOUR BOTH SIDES

Both sides (grained)

Upgrade options may add additional lead time

£1,800 for doors & windows included in basic price & layout

£360 per additional door or window not included in basic price & layout

					
Agate grey (grained) on White (smooth)	Agate grey on Agate grey (grained)	Chartwell green (grained) on White (smooth)	Chartwell green on Chartwell green (grained)	Cream (grained) on White (smooth)	Cream on Cream (grained)

Due to the printing process, the colours shown are a guide only and may differ to the physical colour

UPGRADE OPTION - FLUSH FIT WINDOWS
(doors are not available in flush fit)

£1,600 for windows included in basic price & layout

£400 per additional window not included in basic price & layout



Example of standard fit
window included in basic
price & layout



Example of flush fit window
not included in basic price &
layout

UPVC door handle & window lever colours available
White, Chrome, Black, Satin & Gold internal and external as standard -
If you would like white internal handles & window levers please state
on order (no additional cost)

UPVC door hinge colours available



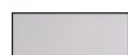
BLACK



ANTHRACITE



CHROME



SATIN



WHITE



GOLD



BROWN

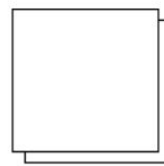


OAK



CREAM

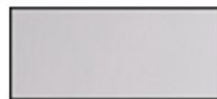
Aluminium standard colours both sides (smooth)

Black on
Black (smooth)Anthracite on
Anthracite (smooth)White on
White (smooth)Aluminium door handle, window lever & door hinge colours available
(Door handle & window lever same colour both sides only as standard)

BLACK



CHROME



SATIN



WHITE

Due to the printing process, the colours shown are a guide only and may differ to the physical colour

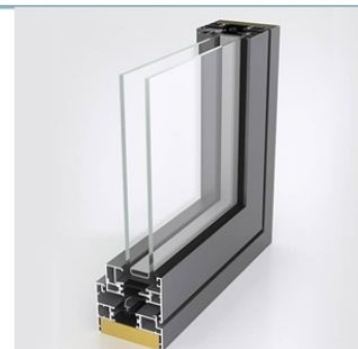
Aluminium windows are flush fit as standard



VIEW OUTSIDE



VIEW INSIDE

Aluminium doors have a minimal
external profile

Our hinged window system with thermal break and a slim sideline, allows a great brightness inside the room. With a modern aesthetic of straight lines.

RESISTANCE TO ATMOSPHERIC AGENTS

Our systems are tested in the Test Laboratory at our suppliers Technological Center to guarantee the best performance in watertightness, air permeability, and wind loads, endorsed by the maximum results in its test qualifications.

THERMAL INSULATION

Nowadays, energy efficiency in buildings is a demand made both by companies and the final customer being aware of the importance of energy efficiency. Our Aluminium products have an excellent energy efficiency: window transmittance from 1,0 (W/m²K)*(depending on building specifications).

ACOUSTIC INSULATION

Our enclosed systems are developed with the latest technology to provide noise protection: up to 45dB acoustic reduction.

DURABILITY

Aluminium is the most durable, long-standing and resistant material of those used in enclosures.

SUSTAINABILITY

Respect for the environment by using innocuous raw materials and products in the manufacturing process, and the limitless possibility of aluminium recycling. Removes the creation of waste and environmental risk.

UPVC Standard Colours included in basic price & layout (grained external with smooth white internal), Anthracite & Slate grey are available in smooth finish (**may add additional lead time**), please detail on order

						
Black (grained) on White (smooth)	Anthracite (grained) on White (smooth)	Slate grey (grained) on White (smooth)	Golden oak (grained) on White (smooth)	Irish oak (grained) on White (smooth)	Rosewood (grained) on White (smooth)	White on White (smooth)

UPGRADE OPTION - STANDARD COLOUR BOTH SIDES (GRAINED)

Anthracite & Slate grey are available in smooth finish included in upgrade cost

Upgrade options may add additional lead time

£600 for doors & windows included in basic price & layout

£120 per additional door or window not included in basic price & layout

						
Black on Black (grained)	Anthracite on Anthracite (grained)	Slate grey on Slate grey (grained)	Golden oak on Golden oak (grained)	Irish oak on Irish oak (grained)	Rosewood on Rosewood (grained)	White on White (grained))

UPGRADE OPTION - NON STANDARD COLOUR EXTERNAL

Grained external with smooth white internal
Upgrade options may add additional lead time

£1,200 for doors & windows included in basic price & layout

£240 per additional door & window not included in basic price & layout

UPGRADE OPTION - NON STANDARD COLOUR BOTH SIDES

Both sides (grained)
Upgrade options may add additional lead time

£1,800 for doors & windows included in basic price & layout

£360 per additional door & window not included in basic price & layout

	
Cream (grained) on White (smooth)	Cream on Cream (grained)

Due to the printing process, the colours shown are a guide only and may differ to the physical colour

UPGRADE OPTION - FLUSH FIT WINDOWS
(doors are not available in flush fit)

£1,600 for windows included in basic price & layout

£400 per additional window not included in basic price & layout



Example of standard fit
window included in basic
price & layout



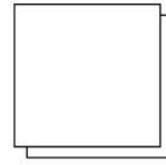
Example of flush fit window
not included in basic price &
layout

UPVC sliding door handle colours available
White, Chrome, Gold, Satin & Black (same colour both sides as standard)

UPVC window lever colours available
White, Chrome, Gold, Satin & Black (same colour both sides only as standard)



Aluminium standard colours both sides (smooth)

Black on
Black (smooth)Anthracite on
Anthracite (smooth)White on
White (smooth)Aluminium door handle, window lever & door hinge colours available
(Door handle & window lever same colour both sides only as standard)

BLACK



CHROME



SATIN



WHITE

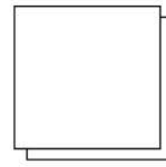
Due to the printing process, the colours shown are a guide only and may differ to the physical colour

- Sleek, modern design: Enhance the aesthetics of any space with slim frames and expansive glass panels.
- Smooth Operation: Advanced lift and slide mechanism ensures easy and quiet operation.
- Exceptional thermal efficiency: Keeps interiors warm in winter and cool in summer, contributing to energy savings.
- High security: Built with robust materials and advanced locking systems for maximum protection.
- Durable and low maintenance: Aluminium is resistant to corrosion, warping, and requires minimal upkeep.
- Versatile configurations: Available in sliding, bi-folding, and custom configurations to suit different spaces.
- Maximises natural light: Large glass panels allow for more daylight to enter the space, creating a bright and airy environment.
- Weather-resistant: Designed to withstand harsh weather conditions without compromising on performance.



**Thermal
Performance**
Achieves U-
VALUES
1.4 U-value
W/(m²K)
Double glazed**

Aluminium standard colours both sides (smooth)

Black on
Black (smooth)Anthracite on
Anthracite (smooth)White on
White (smooth)Aluminium door handle, window lever & door hinge colours available
(Door handle & window lever same colour both sides only as standard)

BLACK



CHROME



SATIN



WHITE



GOLD

Due to the printing process, the colours shown are a guide only and may differ to the physical colour

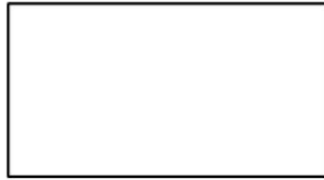
- Seamless Integration: Merges indoor and outdoor spaces for an expanded living area
- Enhanced Natural Light: Large glass panels increase daylight entry, brightening up any room
- High Energy Efficiency: Superior sealing and insulation meet the latest Part L requirements
- Robust Security: Features multi-point locking systems for heightened security
- Long-Lasting Performance: Aluminium construction ensures durability and resistance to weather elements
- Low Maintenance: Requires minimal upkeep thanks to the corrosion-resistant properties of aluminium
- Customisable Configurations: Offers up to 5-pane options to fit wide openings

U-VALUES

1.4 U-value
W/(m²K)
Double glazed



Due to the printing process, the colours shown are as a guide only and may differ to the physical colour



WHITE
RAL 9010



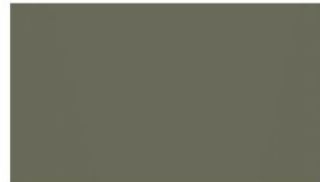
BLACK
RAL 9005



THYME
BS 12 B 17



OREGANO
BS 10 B 21



OLIVE
BS 12 B 25



SPRUCE
BS 12 B 21



CLOVER LEAF
BS 14 C 35



MOSS
BS 12 B 29



OLIVE GREY
FAR 25



CHARTWELL GREEN
RAL 6021



SMOKE
BS 00 A 01



STONE
BS 00 A 05



CARBON
BS 00 A 09



ANTHRACITE GREY
RAL 7016



GRAPHITE GREY
RAL 7024



CHARCOAL
BS 00 A 13



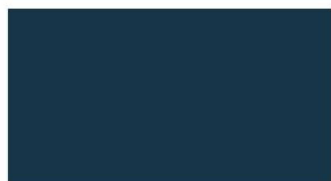
ELEPHANT GREY
RAL 7025



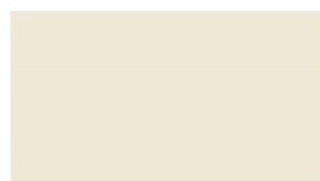
OCEAN BLUE
TS 6764



TRANQUIL BLUE
BS 18 C 35



SEA BREEZE
BS 18 C 39



LINEN
BS 10 B 15



CLOTTED CREAM
BS 10 C 31



CORNSILK
BS 08 B 17



MEDIUM OAK
D9.54.32T



KASHMIR
BS 08 B 21

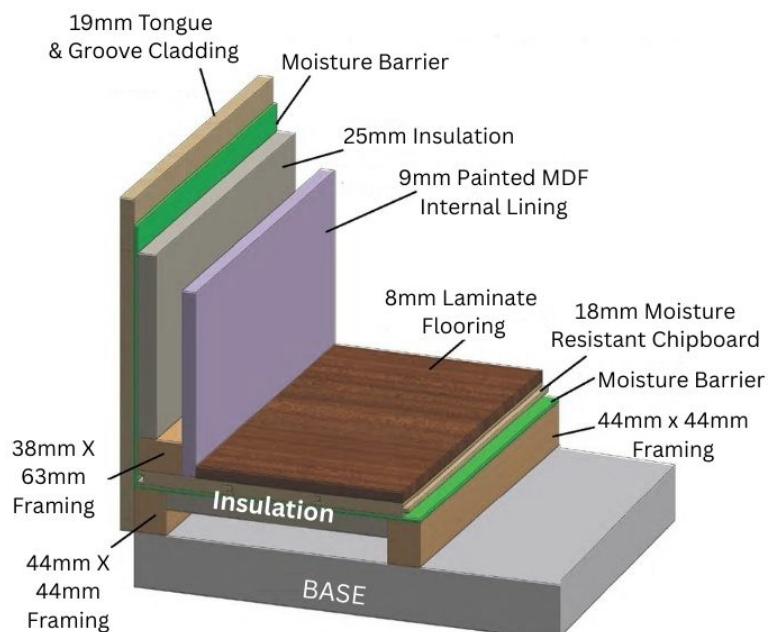


HICKORY
RAL 8007

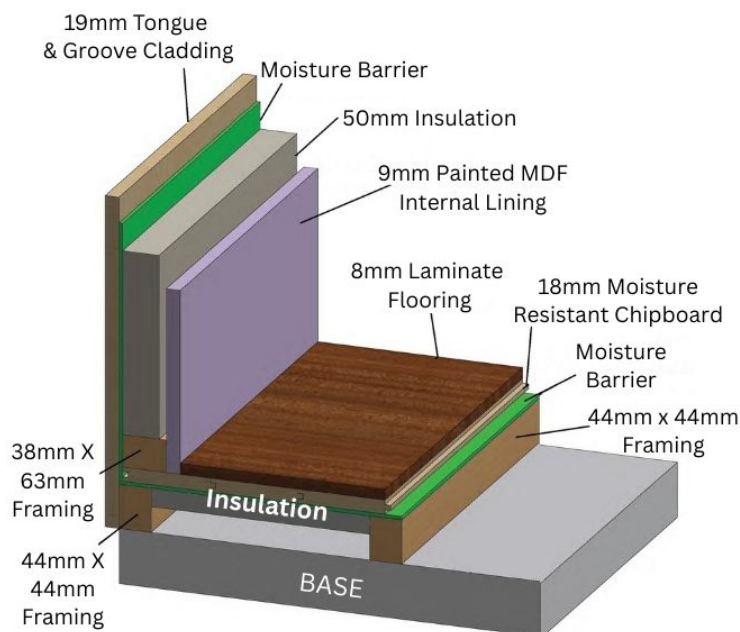


BARN RED
TS 6926

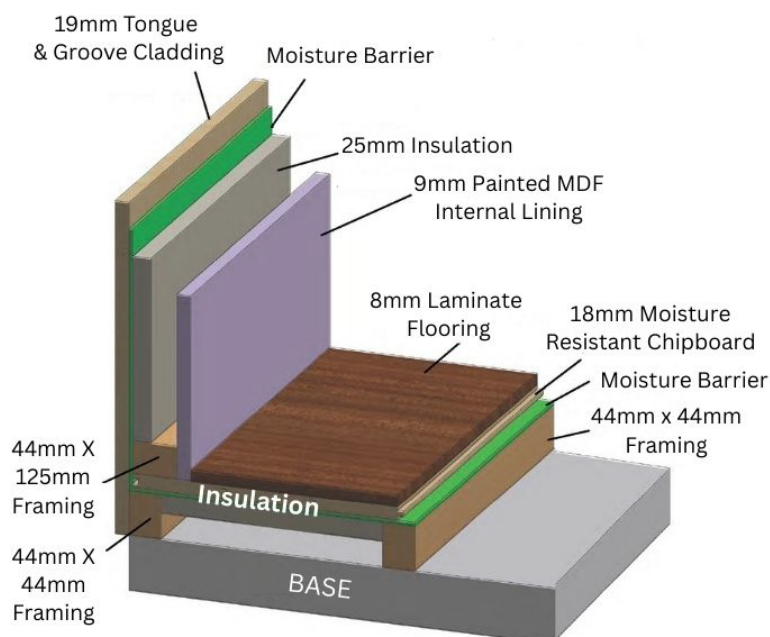
Wall & floor profiles



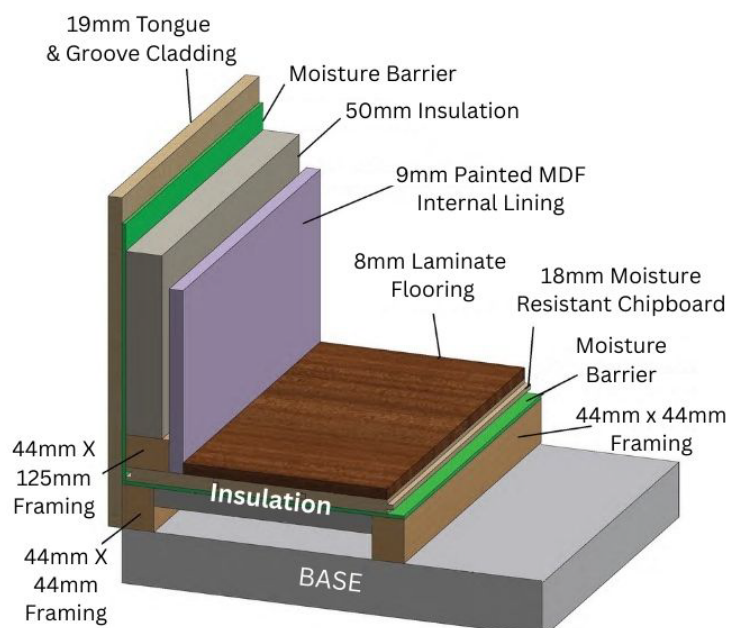
Oxford & Winchester Apex, Henley & Canterbury Pent, Cheltenham & Dorchester Corner Pent wall & floor specification with 25mm insulation



Oxford & Winchester Apex, Henley & Canterbury Pent, Cheltenham & Dorchester Corner Pent wall & floor specification with 50mm insulation



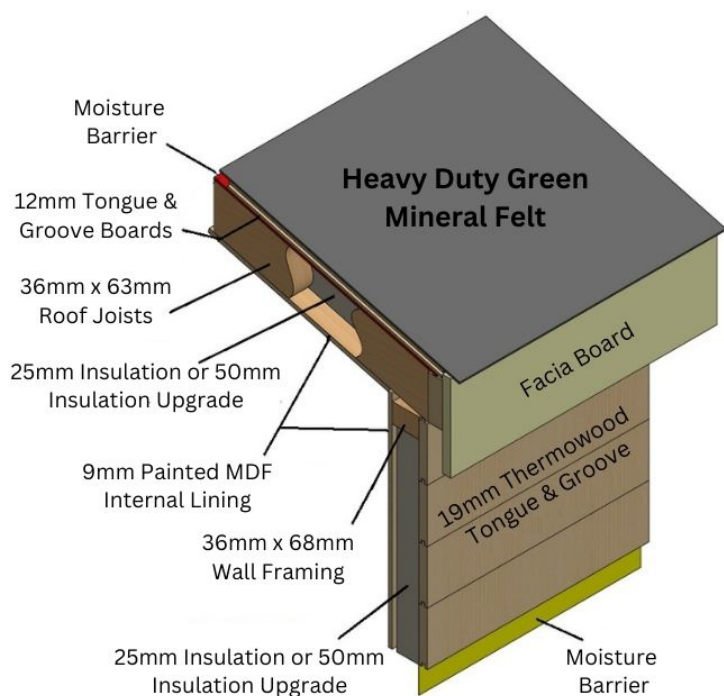
Eden, Hampton Sliding door Pent & Ascot Bifold Pent wall & floor specification with 25mm insulation



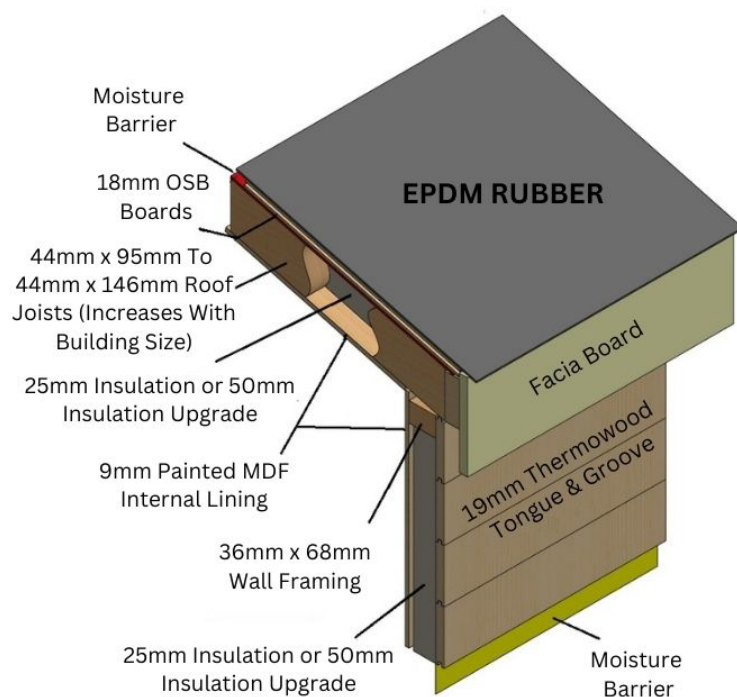
Eden, Hampton Sliding door Pent & Ascot Bifold Pent wall & floor specification with 50mm insulation

To enable all buildings to be under 2.5m in height, floor joists need to be 44mm x 44mm, therefore 50mm insulation upgrade will have 25mm insulation in the floor

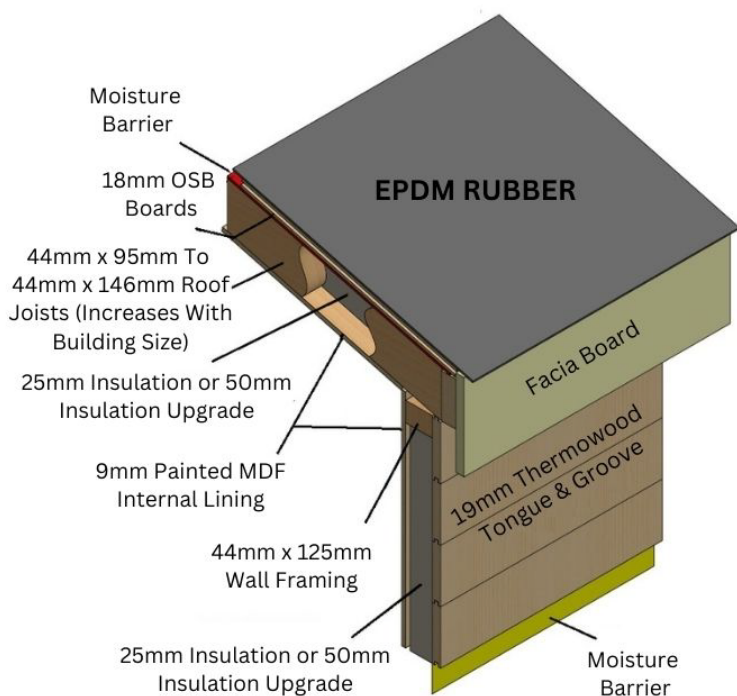
Wall & roof profiles and Door & window U Values



Oxford & Winchester Apex wall & roof specification with 25mm or 50mm insulation



Henley & Canterbury Pent, Cheltenham & Dorchester Corner Pent wall & roof specification with 25mm or 50mm insulation



Eden, Hampton Sliding door Pent & Ascot Bifold Pent wall & roof specification with 25mm or 50mm insulation

UPVC & ALUMINIUM DOOR & WINDOW U VALUES	
U Value	
UPVC Doors (French double, single & sliding door)	1.4 U-value W/(m ² K)
UPVC Windows	1.4 U-value W/(m ² K)
Aluminium Doors (French double, single, sliding & bifold door)	1.3 U-value W/(m ² K)
Aluminium Windows	1.3 U-value W/(m ² K)

To enable all buildings to be under 2.5m in height, floor joists need to be 44mm x 44mm, therefore 50mm insulation upgrade will have 25mm insulation in the floor



Dark Grey Oak



Farmhouse Light Grey Oak



Midnight Grey



Farmhouse White



Golden Oak



Rustic Oak



Spirit Oak



Natural Oak



Farmhouse Summer Oak



Farmhouse Dark Oak



Dark Summer Oak



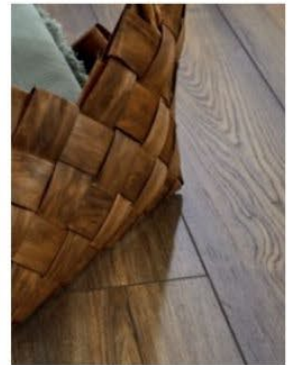
Vintage Oak



Lucca Walnut



Fossil Oak (upgrade option)



Amber Oak (upgrade option)

COMPOSITE DECKING OPTIONS



Charcoal



Coffee



Stone Grey



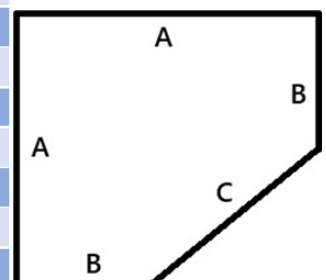
Teak

APEX HEIGHTS				
DEPTH	EXTERNAL		INTERNAL (UNLINED)	
	RIDGE	EAVES	RIDGE	EAVES
8FT (2.44m)	95.75" (2.43m)	84" (2.13m)	90.25" (2.29m)	79" (2.01m)
10FT (3.05m)	97" (2.46m)	84" (2.13m)	91.5" (2.32m)	79" (2.01m)
12FT (3.66m)	98" (2.49m)	84" (2.13m)	92.5" (2.35m)	79" (2.01m)
14FT (4.27m)	100" (2.54m)	84" (2.13m)	95" (2.41m)	79" (2.01m)
16FT (4.88m)	102" (2.59m)	84" (2.13m)	97" (2.46m)	79" (2.01m)
18FT (5.49m)	105" (2.64m)	84" (2.13m)	99" (2.51m)	79" (2.01m)
20FT (6.10m)	106" (2.69m)	84" (2.13m)	101" (2.56m)	79" (2.01m)
* Cedar shingle & slate effect tile roof adds approximately 2 - 3" to building height*				

PENT HEIGHTS				
DEPTH	EXTERNAL		INTERNAL (UNLINED)	
	FRONT (HIGH SIDE)	REAR (LOW SIDE)	FRONT (HIGH SIDE)	REAR (LOW SIDE)
8FT (2.44m)	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
10FT (3.05m)	97.25" (2.47m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
12FT (3.66m)	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
14FT (4.27m)	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
16FT (4.88m)	97.25" (2.47m)	93" (2.36m)	89" (2.26m)	86" (2.18m)
18FT (5.49m)	97.25" (2.47m)	93" (2.36m)	87" (2.21m)	84" (2.13m)
20FT (6.10m)	97.25" (2.47m)	93" (2.36m)	87" (2.21m)	84" (2.13m)

CORNER PENT HEIGHTS				
DEPTH	EXTERNAL		INTERNAL (UNLINED)	
	FRONT (HIGH SIDE)	REAR (LOW SIDE)	FRONT (HIGH SIDE)	REAR (LOW SIDE)
6FT (1.83m)	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
7FT (2.13m)	95.25" (2.42m)	92.25" (2.34m)	89" (2.26m)	86" (2.18m)
8FT (2.44m)	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
9FT (2.74m)	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
10FT (3.05m)	97.25" (2.47m)	94.25" (2.39m)	89" (2.26m)	86" (2.18m)
11FT (3.35m)	97.25" (2.47m)	92.25" (2.34m)	86" (2.18m)	84" (2.13m)
12FT (3.66m)	97.25" (2.47m)	92.25" (2.34m)	86" (2.18m)	84" (2.13m)
13FT (3.96m)	97.25" (2.47m)	92.25" (2.34m)	86" (2.18m)	84" (2.13m)
14FT (4.27m)	97.25" (2.47m)	92.25" (2.34m)	86" (2.18m)	84" (2.13m)

CORNER PENT BASE MEASUREMENTS & PLAN			
DEPTH	SIDE A	SIDE B	SIDE C
6FT (1.83m)	1803mm	749mm	1490mm
7FT (2.13m)	2108mm	1058mm	1490mm
8FT (2.44m)	2413mm	1354mm	1490mm
9FT (2.74m)	2718mm	1662mm	1490mm
10FT (3.05m)	3023mm	1968mm	1490mm
11FT (3.35m)	3326mm	2275mm	1490mm
12FT (3.66m)	3632mm	2580mm	1490mm
13FT (3.96m)	3961mm	2886mm	1490mm
14FT (4.27m)	4267mm	3190mm	1490mm



PAINTED MDF V GROOVED LINING WITH MOISTURE BARRIER & CAVITY BOARD INSULATION

Building is internally lined with V grooved (long grain portrait) MDF lining (painted white as standard) to walls & roof with moisture barrier & 25mm Celotex cavity board insulation (or equivalent standard) to walls, roof & floor (moisture barrier is beneath floor & insulation between floor joists). MDF lining comes with skirting & architrave. 50mm insulation upgrade is available for walls and roof.

COLOUR PAINTED FINISH

Our comprehensive painting process includes a primer undercoat that contains anti knot bleed formula with 2 topcoats of your paint colour choice, providing a professional finish. Our paint finishes provide protection against harsh environments & wood rot.

MOISTURE BARRIER

You can also add a breathable membrane, which is a moisture barrier, minimising the risk of condensation. This is ideal if you are wanting to board the inside of your building yourself following installation.

SOUNDPROOFING (ACOUSTIC) MEMBRANE

A high-density, polymer-based, soundproofing membrane provides good acoustic insulation and excellent sound proofing properties. Sound damping is a problem with many constructions and with rigid sheet materials, as they absorb little sound energy because they easily vibrate and radiate sound through a structure. Acoustic membrane is used in combination with sheet materials to add mass and density to wall, floor and ceiling structures. The product is developed and manufactured in the UK.

MLV50 - Thickness: 2.6mm, weight: 5kg per sqm, acoustic performance: 26dB.

MLV100 - Thickness: 5mm, weight: 10kg per sqm, acoustic performance: 31dB.

FELTED ROOF

Heavy duty (30kg) green mineral felt is standard on Apex roofs (UK manufacturer & supplier).

EPDM RUBBER ROOF

This is a synthetic rubber with little to no maintenance, with a life expectancy of 50 years, suitable for Apex & Pent roofs.

SLATE EFFECT TILE ROOF

A composite roof tile made from 99% recycled & re-engineered materials. Its unique structure makes it light weight yet durable, and provides a high degree of thermal insulation, suitable for Apex roofs only.

CEDAR SHINGLE ROOF

Western Cedar Shingle is a renewable and sustainable roofing material that is light weight yet durable and provides a high degree of thermal insulation. Suitable for Apex roofs only.

GUTTERING & DOWNPIPE

Black half round gutter (112mm) with Black round downpipe (68mm) & fixings.

INTEGRAL VERANDAH & OPEN SECTIONS - Includes timber decking as standard - (please state on order)

If you would like to add an integral veranda or integral open section to your building, please see our price lists for further details.

LAMINATE FLOORING

Our high-quality laminate flooring is a great addition, with many styles to choose from. Laminate flooring is a multi-layered flooring product designed to mimic the look of wood. It is constructed with a wear layer on top for durability, a high-resolution image of a natural material, a dense fiberboard core for strength, and a backing layer for stability. The laminating process fuses these layers to create a single, resilient board.

BLACK ALUMINIUM TRIM PACK WITH 6" RECESSED PORCH & COMPOSITE DECKING

Black powder coated aluminium trim (replaces UPVC roof trims), includes 2 front vertical corner covers and covers to the front, sides & rear of the roof with 6" recessed porch and composite decking, with a 6" recessed porch and composite decking (available on Pent buildings only).

COMPOSITE DECKING

Our decking boards are manufactured using a combination of recycled plastic, recycled natural wood fibres, and a small number of additives to boost anti-UV and anti-ageing properties. Our decking boards are a unique 3D embossed woodgrain or deep grooved channel finish to choose from, so they are fully reversible.

BEARERS - We recommend our Garden Rooms be installed onto an exact size base, if a base is larger or has restricted air flow around the base and building (i.e., a fence or wall very close to the building) we advise bearers to raise the building up from the base or compact ground to prevent rainwater from building up and sitting against the floor of the building. Please see pg. 42 for bearer cost.

Our bearers are 3 ¾" x 3" (95mm x 76mm) pressure treated lengths of timber. Bearers need to be laid on flat, level (to a spirit level standard), compact ground or on top of level paving slabs/concrete. Bearers run in the opposite direction to the floor joists that are within the floor of the building, making a crisscross section. Bearers will add 3" to the height of the building.

FIT CUSTOMER CABLES (1ST FIX) - Includes the supply and fitting of socket & lighting cables

We provide this service to allow lighting and socket cables to be run internally within the wall cavity in the correct place for the MDF to be fitted over. Each sheet of MDF is measured and holes drilled before the sheet is installed to allow the cables to come through in the correct place. This is to allow space between each running upright for the socket boxes to fit into the cavity space, which involves carpentry work with notching out studs to allow the cables not to interfere with the MDF lining. If you have an electrician who wishes to carry out this work, they must do a diagram of where the wires are so they can drill through the wall to pull the cables through after we have installed the MDF lining.

TIMBER

Our Garden rooms/offices are manufactured using Scandinavian Redwood pine throughout, which has been through a heat treatment process, which gives it its name Thermowood.

Thermowood, also known as heat treated timber, is a beautiful, sustainable timber produced using chemical-free heat treatment. The intensive heat the wood is exposed to during its production dries it out deep into the core, causing all moisture and resin to be removed from the timber.

Thermowood therefore doesn't react to changes in humidity as drastically as untreated wood (the risk of swelling, cracking, and shrinkage is decreased), allowing it to retain its shape far better. The wood also doesn't secrete sap or resin even in high temperatures and its average life span is prolonged.

BASE & ACCESS

- We require the base for the building to be flat, compact, level (to a spirit level standard), and either concrete, paving, or decking. If you require the building to be installed on earth or grass, you will require bearers, and the area must be flat, level (to a spirit level standard) & compact.
- The base should be the same size as the building itself, level (with no drainage slope), and be at least 2 inches above ground level to avoid surface water running underneath (i.e., a 10 x 8 building requires a 10 x 8 base). Bases can be larger than the building (bearers recommended), but not smaller. If you are unsure about what type of base will be suitable, please contact us and we will advise you in more detail.

If a base is not suitable for the building to be installed on the day(s) allocated for the installation as per our terms and recommendations, the customer will be responsible for storing the building, and a return installation fee will be charged.

WORKING AREA

- We require a working area of at least 0.5m around the base and 12 inches between the base and other structures. If you have less than this available, please advise when placing your order, and be careful to make allowances for any roof overhangs.
- Please make sure there are no overhanging branches or foliage through the access point or over the base, as our team cannot remove these. Please allow for any roof overhang on the building if it is to be located near a fence, garage, or any other structure.
- Our installers will need suitable parking within 25m of your entrance, which must be available on the day for our vehicles. If there are any vehicle access problems, please notify us in advance of your delivery and installation date. Please be aware that we cannot block roads, neighbours' driveways, park on roads with fast-moving traffic, or on bends with limited visibility.
- We do require the distance from the unloading area to the base to be 100m or less. If you feel the carry will exceed this, please discuss with us, as this may extend the installation time.
- If parking permits are required, these are to be arranged and paid for by the customer before our arrival or upon arrival for the duration of the booking date. If parking is paid on the day, this is to be arranged and paid for by the customer for the duration of the booking date.

KEY INFORMATION TO NOTE

- Our team will need suitable parking within 25m of your entrance, which must be available on your booking date. If there are any vehicle access issues that you are aware of or difficulties in finding your property, please notify us in advance of your booking date.
- Please allow clear, uncluttered access so we can carry your building panels safely. Our team cannot work at heights over 10m, lift panels over 3ft high, or work in unsafe conditions. Please inform us if there are any height, width, or sharp turn restrictions, and provide us with the height and width measurements of the restrictions. Failure to do this may result in Breckland not being able to deliver the building or install it.
- Door toggles must be used to support doors when closed at all times to prevent the doors from warping.

We are happy to accommodate difficult access; however, we do need to know in advance, so we are able to make arrangements accordingly and schedule the correct number of staff for the booking day.

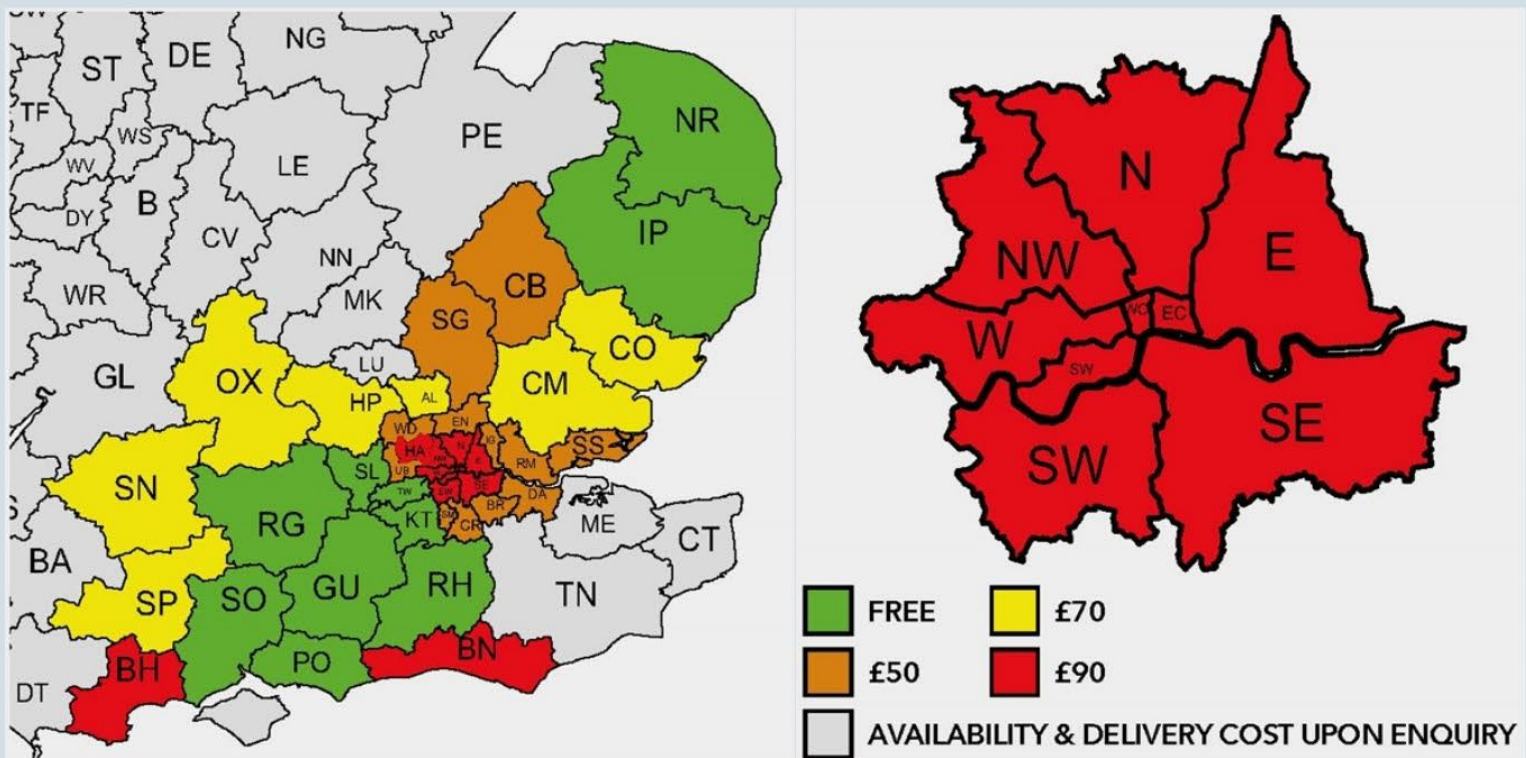
As it is our policy to continually improve our products, we reserve the right to change specifications from time to time; however, we will not change any significant variations without the customer's agreement.

We provide a 12-month guarantee against faulty parts and workmanship, and 10 years against wood rot and fungal disease; when buildings are treated and maintained in line with our recommendations.

We recommend that all buildings are cleared regularly of any build-up of debris sitting against the outside walls, such as wet leaves, that will cause prolonged exposure to moisture. We recommend that all Thermowood buildings are given a coat of solvent based treatment as soon as possible after installation (if not already included in order) to prevent moisture ingress, followed by a further application at least every 6-8 years. All painted buildings should be inspected on an annual basis for any areas where paint has started to deteriorate over time, peeling or flaking, and repaint where necessary. A full repaint is recommended every 6 – 8 years.

DELIVERY AREAS - THE SOUTH & EAST

DELIVERY TO MOST AREAS WITHIN 50 MILES OF FARNHAM, SURREY & EAST HARLING, NORFOLK ARE INCLUDED IN THE PRICE. SOME AREAS OVER 50 MILES FROM FARNHAM, SURREY & EAST HARLING, NORFOLK, MAY INCUR A DELIVERY FEE





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Other ranges available

Breckland Garden Sheds, Summerhouses, Garages, & Barns



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