future sips

GARDEN ROOM KITS

PRICE LIST
2026

BUILT BY US - INSTALLED BY YOU

01452 501455

www.futuresips.co.uk

info@futuresips.co.uk

Causeway Park, Station Road,
Upton upon Severn WR8 0RX

About our Garden Room Kits

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

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

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

A more budget friendly option in our Garden Room Kits is our Classic range which still offers a superior garden room for year round use. Floor and Walls are 97mm thick SIPs with 75mm insulation, composite roof with 80mm PIR Insulation and finished internally in Standard MDF.

Classic rooms are available in the sizes as shown and with Thermowood cladding.

Cladding Options

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

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

Our Models

Studio

Executive

Diplomat

Haven

Glevum

Witcombe

Metro

Solo

Garden Room Kit Specifications

Complete Kits

- SIP wall and floor panels: **Premier 122mm thick with 100mm insulation** or **Classic 97mm thick with 75mm insulation**
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls or tapered edge plasterboard with Easy Fill 60 & scrim (Premier) or 3mm Flat MDF pre-adhered to internal SIP panel (Classic)
- Paint for internal walls and ceiling (Premier)
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Shell & External Kits

- SIP wall and floor panels: **Premier 122mm thick with 100mm insulation** or **Classic 97mm thick with 75mm insulation**
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels - 80mm PIR Insulation , 100mm for rooms over 4m depth
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Shell Kits

- SIP wall and floor panels: **Premier 122mm thick with 100mm insulation** or **Classic 97mm thick with 75mm insulation**
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Complete Garden Room Kit Prices

Studio

Executive

Haven

Metro

Studio, Executive, Haven & Metro Models

Sizes are EXTERNAL dimensions

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£11,874	£12,310	£13,379	£13,379
3.5m x 2.5m	£12,382	£12,857	£14,024	£14,024
4m x 2.5m	£12,690	£13,205	£14,469	£14,469
3m x 3m	£12,466	£12,941	£14,108	£14,108
3.5m x 3m	£12,802	£13,317	£14,581	£14,581
4m x 3m	£13,199	£13,753	£15,115	£15,115
4.5m x 3m	£13,752	£14,346	£15,805	£15,805
5m x 3m	£14,367	£15,001	£16,556	£16,556
5.5m x 3m	£14,522	£15,195	£16,848	£16,848
6m x 3m	£15,074	£15,787	£17,537	£17,537
4m x 4m	£14,451	£15,085	£16,640	£16,640
4.5m x 4m	£15,074	£15,747	£17,400	£17,400
5m x 4m	£15,490	£16,203	£17,953	£17,953
5.5m x 4m	£15,706	£16,458	£18,306	£18,306
6m x 4m	£16,106	£16,898	£18,843	£18,843

All Prices Include VAT and Exclude Delivery

Each Premier Complete Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- External cladding of choice + 10% wastage
- UPVC Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls or tapered edge plasterboard with Easy Fill 60 & scrim
- Paint for internal walls and ceiling
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Complete Garden Room Kit Prices

Diplomat

Glevum

Witcombe

Solo

Diplomat, Glevum & Witcombe Models

Sizes are EXTERNAL dimensions

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£13,699	£14,253	£15,615	£15,615
4.5m x 3m	£14,252	£14,846	£16,305	£16,305
5m x 3m	£14,867	£15,501	£17,056	£17,056
5.5m x 3m	£15,022	£15,695	£17,348	£17,348
6m x 3m	£15,574	£16,287	£18,037	£18,037
4m x 4m	£14,951	£15,585	£17,140	£17,140
4.5m x 4m	£15,574	£16,247	£17,900	£17,900
5m x 4m	£15,990	£16,703	£18,453	£18,453
5.5m x 4m	£16,206	£16,958	£18,806	£18,806
6m x 4m	£16,606	£17,398	£19,343	£19,343

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
Standard Model				
2.5m x 2.5m	£11,474	£11,870	£12,842	£12,842
2.8m x 2.5m	£11,874	£12,294	£13,325	£13,325
2.8m x 2.8m	£12,374	£12,818	£13,907	£13,907
Corner Model				
2.8m x 2.5m	£12,174	£12,594	£13,625	£13,625
2.8m x 2.8m	£12,674	£13,118	£14,207	£14,207

All Prices Include VAT and Exclude Delivery

Each Premier Complete Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- External cladding of choice + 10% wastage
- UPVC Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls or tapered edge plasterboard with Easy Fill 60 & scrim
- Paint for internal walls and ceiling
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Complete Garden Room Kit Prices

Studio

Executive

Haven

Metro

Studio, Executive, Haven & Metro

Sizes are EXTERNAL dimensions

Size (w x d)	Thermowood
3m x 2.5m	£10,874
3.5m x 2.5m	£11,382
4m x 2.5m	£11,690
3m x 3m	£11,466
3.5m x 3m	£11,802
4m x 3m	£12,199
4.5m x 3m	£12,752
5m x 3m	£13,367

All Prices Include VAT and Exclude Delivery

Each Classic Complete Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- Thermowood external cladding + 10% wastage
- UPVC Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 3mm MDF panel pre-adhered to internal SIP
- Paint for internal walls and ceiling
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Shell & External Garden Room Kit Prices

Studio

Executive

Haven

Metro

Studio, Executive, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£11,074	£11,510	£12,579	£12,579
3.5m x 2.5m	£11,582	£12,057	£13,224	£13,224
4m x 2.5m	£11,890	£12,405	£13,669	£13,669
3m x 3m	£11,666	£12,141	£13,308	£13,308
3.5m x 3m	£12,002	£12,517	£13,781	£13,781
4m x 3m	£12,399	£12,953	£14,315	£14,315
4.5m x 3m	£12,952	£13,546	£15,005	£15,005
5m x 3m	£13,567	£14,201	£15,756	£15,756
5.5m x 3m	£13,722	£14,395	£16,048	£16,048
6m x 3m	£14,274	£14,987	£16,737	£16,737
4m x 4m	£13,651	£14,285	£15,840	£15,840
4.5m x 4m	£14,274	£14,947	£16,600	£16,600
5m x 4m	£14,690	£15,403	£17,153	£17,153
5.5m x 4m	£14,906	£15,658	£17,506	£17,506
6m x 4m	£15,306	£16,098	£18,043	£18,043

All Prices Include VAT and Exclude Delivery

Each Premier Shell & External Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- External cladding of choice + 10% wastage
- UPVC Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Shell & External Garden Room Kit Prices

Diplomat

Glevum

Witcombe

Solo

Diplomat, Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£12,899	£13,453	£14,815	£14,815
4.5m x 3m	£13,452	£14,046	£15,505	£15,505
5m x 3m	£14,067	£14,701	£16,256	£16,256
5.5m x 3m	£14,222	£14,895	£16,548	£16,548
6m x 3m	£14,774	£15,487	£17,237	£17,237
4m x 4m	£14,151	£14,785	£16,340	£16,340
4.5m x 4m	£14,774	£15,447	£17,100	£17,100
5m x 4m	£15,190	£15,903	£17,653	£17,653
5.5m x 4m	£15,406	£16,158	£18,006	£18,006
6m x 4m	£15,806	£16,598	£18,543	£18,543

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
Standard Model				
2.5m x 2.5m	£10,674	£11,070	£12,042	£12,042
2.8m x 2.5m	£11,074	£11,494	£12,525	£12,525
2.8m x 2.8m	£11,574	£12,018	£13,107	£13,107
Corner Model				
2.8m x 2.5m	£11,374	£11,794	£12,825	£12,825
2.8m x 2.8m	£11,874	£12,318	£13,407	£13,407

All Prices Include VAT and Exclude Delivery

Each Premier Shell & External Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- External cladding of choice + 10% wastage
- UPVC Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Shell & External Garden Room Kit Prices

Studio

Executive

Haven

Metro

Studio, Executive, Haven & Metro Models

Size (w x d)	Thermowood
3m x 2.5m	£10,074
3.5m x 2.5m	£10,582
4m x 2.5m	£10,890
3m x 3m	£10,666
3.5m x 3m	£11,002
4m x 3m	£11,399
4.5m x 3m	£11,952
5m x 3m	£12,567

All Prices Include VAT and Exclude Delivery

Each Classic Shell & External Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Composite Roof Panels with 80mm PIR Insulation, 100mm for rooms over 4m depth
- Thermowood Cladding + 10% wastage
- UPVC Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Shell Garden Room Kit Prices

Studio

Executive

Haven

Metro

Studio, Executive, Haven & Metro Models

Size (w x d)	
3m x 2.5m	£4,425
3.5m x 2.5m	£4,523
4m x 2.5m	£4,778
3m x 3m	£4,749
3.5m x 3m	£5,089
4m x 3m	£5,276
4.5m x 3m	£5,612
5m x 3m	£5,948
5.5m x 3m	£6,069
6m x 3m	£6,675
4m x 4m	£6,252
4.5m x 4m	£6,739
5m x 4m	£7,227
5.5m x 4m	£7,711
6m x 4m	£8,196

All Prices Include VAT and Exclude Delivery

Each Premier Shell Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Premier Shell Garden Room Kit Prices

Diplomat

Glevum

Witcombe

Solo

Diplomat, Glevum & Witcombe Models

Size (w x d)	
4m x 3m	£7,196
4.5m x 3m	£7,644
5m x 3m	£7,868
5.5m x 3m	£8,474
6m x 3m	£8,595
4m x 4m	£8,110
4.5m x 4m	£8,594
5m x 4m	£9,079
5.5m x 4m	£9,563
6m x 4m	£10,047

Solo

Size (w x d)	
Standard Model	
2.5m x 2.5m	£4,035
2.8m x 2.5m	£4,425
2.8m x 2.8m	£4,825
Corner Model	
2.8m x 2.5m	£4,582
2.8m x 2.8m	£4,983

All Prices Include VAT and Exclude Delivery

Each Premier Shell Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- Composite Roof Panels - 80mm PIR Insulation, 100mm for rooms over 4m depth
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Classic Shell Garden Room Kit Prices

Studio

Executive

Haven

Metro

Studio, Executive, Haven & Metro Models

Size (w x d)	
3m x 2.5m	£3,925
3.5m x 2.5m	£4,123
4m x 2.5m	£4,278
3m x 3m	£4,249
3.5m x 3m	£4,589
4m x 3m	£4,776
4.5m x 3m	£5,112
5m x 3m	£5,448

All Prices Include VAT and Exclude Delivery

Each Classic Shell Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- Composite Roof Panel 80mm PIR insulation, 100mm for rooms over 4m depth
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- Door opening and lintel sized to room from 2 metres to 2.8 metres
- All splines, timber cappings and floor and top plates pre-cut to length
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

01452 501455

www.futuresips.co.uk

info@futuresips.co.uk

Causeway Park, Station Road,
Upton upon Severn WR8 0RX