



TRADE

GARDEN ROOM KITS PRICE LIST 2026

BUILT BY US - INSTALLED BY YOU



01452 501455

www.futuresips.co.uk

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Causeway Park, Station Road,
Upton upon Severn WR8 ORX



Benefits of being a Trade Customer

As a Future Sips Trade Partner we will support you and your business with:

- Priority ordering and lead times across our full range of standard kits
- Free delivery to England & Wales mainland
- Discounts of 5% off the standard listed price on orders over 3 units (can be cumulative)
- Market your business as a Future Rooms Trade Partner to showcase what you can install
- A full set of drawings for every standard kit
- Use of our Garden Room Kit designs and promotional images to use on your website and customer literature (T&Cs apply)
- Access to our showrooms for your clients
- One Stop Shop for all the components and materials you need, delivered to your chosen address

For all trade partner enquiries and support email us at trade@futurerooms.co.uk or call **01452 501455**



About our Garden Room Kits



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

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

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

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

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

Cladding Options



Thermowood



British Cedar



Western Red Cedar



Composite

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

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

Our Models



The Studio



The Executive



The Diplomat



The Haven



The Glevum



The Witcombe



The Metro



The Solo

Garden Room Kit Specifications

Complete Kits

- SIP wall and floor panels: **Premier 122mm thick with 100mm insulation** or **Classic 97mm thick with 75mm insulation**
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls & Ceiling (Premier) or 6mm Flat MDF pre-adhered to internal SIP panel.
- Laminate flooring and underlay
- Skirting and architrave
- Scotia & Trims
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

Shell & External Kits

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

Shell Kits

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

Premier Complete Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£10,045	£10,425	£10,805	£11,185
3.5m x 2.5m	£10,528	£10,908	£11,288	£11,668
4m x 2.5m	£10,820	£11,200	£11,580	£11,960
3m x 3m	£10,608	£10,988	£11,368	£11,748
3.5m x 3m	£10,927	£11,307	£11,687	£12,067
4m x 3m	£11,304	£11,684	£12,064	£12,444
4.5m x 3m	£11,829	£12,209	£12,589	£12,019
5m x 3m	£12,414	£12,794	£13,174	£13,554
5.5m x 3m	£12,561	£12,941	£13,331	£13,701
6m x 3m	£13,085	£13,437	£13,817	£14,197
4m x 4m	£12,493	£12,873	£13,253	£13,633
4.5m x 4m	£13,085	£13,437	£13,817	£14,197
5m x 4m	£13,142	£13,522	£13,902	£14,282
5.5m x 4m	£13,414	£13,794	£14,174	£14,554
6m x 4m	£13,686	£14,068	£14,446	£14,846

All Prices Include VAT and Exclude Delivery

Each Premier Complete Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls & Ceiling
- 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

Glevum



Witcombe



Solo



Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£11,779	£12,159	£12,539	£12,919
4.5m x 3m	£12,304	£12,684	£13,064	£13,444
5m x 3m	£12,889	£13,269	£13,649	£14,029
5.5m x 3m	£13,036	£13,416	£13,796	£14,176
6m x 3m	£13,560	£13,940	£14,320	£14,700
4m x 4m	£12,968	£13,348	£13,728	£14,108
4.5m x 4m	£13,560	£13,940	£14,320	£14,700
5m x 4m	£13,522	£13,902	£14,282	£14,622
5.5m x 4m	£13,899	£14,269	£14,649	£15,029
6m x 4m	£14,161	£14,541	£14,921	£15,301

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
Standard Model				
2.5m x 2.5m	£9,665	£10,045	£10,425	£10,805
2.8m x 2.5m	£10,045	£10,425	£10,805	£11,185
2.8m x 2.8m	£10,520	£10,900	£11,280	£11,660
Corner Model				
2.8m x 2.5m	£10,330	£10,710	£11,090	£11,470
2.8m x 2.8m	£10,805	£11,185	£11,565	£11,945

All Prices Include VAT and Exclude Delivery

Each Premier Complete Kit contains:

- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls & Ceiling
- 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



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£9,095	£9,475	£9,855	£10,235
3.5m x 2.5m	£9,578	£9,958	£10,338	£10,718
4m x 2.5m	£9,870	£10,250	£10,630	£11,010
3m x 3m	£9,658	£10,038	£10,418	£10,798
3.5m x 3m	£9,977	£10,357	£10,737	£11,117
4m x 3m	£10,354	£10,734	£11,114	£11,494
4.5m x 3m	£10,879	£11,259	£11,639	£12,019
5m x 3m	£11,464	£11,844	£12,224	£12,606
5.5m x 3m	£11,611	£11,991	£12,371	£12,751
6m x 3m	£12,135	£12,515	£12,895	£13,275
4m x 4m	£11,543	£11,923	£12,303	£12,683
4.5m x 4m	£12,135	£12,515	£12,895	£13,275
5m x 4m	£12,192	£12,572	£12,952	£13,332
5.5m x 4m	£12,464	£12,844	£13,224	£13,604
6m x 4m	£12,736	£13,116	£13,496	£13,876

All Prices Include VAT and Exclude Delivery

Each Classic Complete Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 6mm Flat MDF pre-adhered to internal SIP panel.
- 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

Glevum



Witcombe



Solo



Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£10,829	£11,209	£11,589	£11,969
4.5m x 3m	£11,354	£11,734	£12,114	£12,494
5m x 3m	£11,939	£12,319	£12,699	£13,079
5.5m x 3m	£12,086	£12,466	£12,846	£13,226
6m x 3m	£12,610	£12,990	£13,370	£13,750
4m x 4m	£12,018	£12,398	£12,778	£13,158
4.5m x 4m	£12,610	£12,990	£13,370	£13,750
5m x 4m	£12,667	£13,047	£13,427	£13,807
5.5m x 4m	£12,882	£13,262	£13,642	£14,022
6m x 4m	£13,211	£13,591	£13,971	£14,351

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
Standard Model				
2.5m x 2.5m	£8,715	£9,095	£9,475	£9,855
2.8m x 2.5m	£9,095	£9,475	£9,855	£10,235
2.8m x 2.8m	£9,570	£9,950	£10,330	£10,710
Corner Model				
2.8m x 2.5m	£9,380	£9,760	£10,140	£10,520
2.8m x 2.8m	£9,855	£10,235	£10,615	£10,995

All Prices Include VAT and Exclude Delivery

Each Classic Complete Kit contains:

- SIP wall and floor panels: 97mm thick with 75mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 6mm Flat MDF pre-adhered to internal SIP panel.
- 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



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£9,570	£9,950	£10,330	£10,710
3.5m x 2.5m	£10,053	£10,433	£10,813	£11,192
4m x 2.5m	£10,345	£10,725	£11,105	£11,485
3m x 3m	£10,133	£10,513	£10,893	£11,273
3.5m x 3m	£10,452	£10,832	£11,212	£11,592
4m x 3m	£10,829	£11,209	£11,589	£11,969
4.5m x 3m	£11,354	£11,734	£12,114	£12,494
5m x 3m	£11,939	£12,319	£12,699	£13,079
5.5m x 3m	£12,086	£12,466	£12,846	£13,226
6m x 3m	£12,610	£12,990	£13,370	£13,750
4m x 4m	£12,018	£12,398	£12,778	£13,158
4.5m x 4m	£12,610	£12,990	£13,370	£13,750
5m x 4m	£12,667	£13,047	£13,427	£13,807
5.5m x 4m	£12,939	£13,319	£13,699	£14,079
6m x 4m	£13,211	£13,591	£13,971	£14,351

All Prices Include VAT and Exclude Delivery

Each Premier Shell & External Kit contains:

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

Premier Shell & External Garden Room Kit Prices

Glevum



Witcombe



Solo



Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£11,304	£11,684	£12,064	£12,444
4.5m x 3m	£11,829	£12,209	£12,589	£12,969
5m x 3m	£12,417	£12,794	£13,182	£13,554
5.5m x 3m	£12,561	£12,941	£13,321	£13,701
6m x 3m	£13,085	£13,465	£13,845	£14,225
4m x 4m	£12,493	£12,778	£13,253	£12,683
4.5m x 4m	£13,085	£13,465	£13,845	£14,225
5m x 4m	£13,161	£13,541	£13,921	£14,301
5.5m x 4m	£13,414	£13,794	£14,174	£14,554
6m x 4m	£13,686	£14,066	£14,446	£14,826

Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
Standard Model				
2.5m x 2.5m	£9,190	£9,570	£9,950	£10,330
2.8m x 2.5m	£9,570	£9,950	£10,330	£10,710
2.8m x 2.8m	£10,045	£10,425	£10,805	£11,185
Corner Model				
2.8m x 2.5m	£9,855	£10,235	£10,615	£10,995
2.8m x 2.8m	£10,334	£10,710	£11,090	£11,470

All Prices Include VAT and Exclude Delivery

Each Premier Shell & External Kit contains:

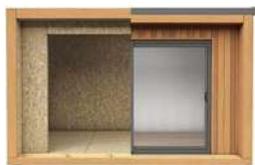
- SIP wall and floor panels: 122mm thick with 100mm insulation
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather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

Classic Shell & External Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£8,620	£9,000	£9,384	£9,760
3.5m x 2.5m	£9,103	£9,483	£9,863	£10,243
4m x 2.5m	£9,396	£9,776	£10,156	£10,536
3m x 3m	£9,183	£9,563	£9,943	£10,323
3.5m x 3m	£9,502	£9,882	£10,262	£10,642
4m x 3m	£9,879	£10,259	£10,639	£11,019
4.5m x 3m	£10,404	£10,784	£11,164	£11,544
5m x 3m	£10,989	£11,369	£11,749	£12,129
5.5m x 3m	£11,136	£11,516	£11,896	£12,276
6m x 3m	£11,660	£12,040	£12,420	£12,800
4m x 4m	£11,068	£11,448	£11,828	£12,208
4.5m x 4m	£11,660	£12,040	£12,420	£12,800
5m x 4m	£11,717	£12,097	£12,477	£12,857
5.5m x 4m	£11,989	£12,369	£12,749	£13,129
6m x 4m	£12,261	£12,641	£13,021	£13,401

All Prices Include VAT and Exclude Delivery

Each Classic Shell & External Kit contains:

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

Classic Shell & External Garden Room Kit Prices

Glevum



Glevum & Witcombe Models

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£10,354	£10,734	£11,114	£11,494
4.5m x 3m	£10,879	£11,259	£11,639	£12,019
5m x 3m	£11,464	£11,844	£12,224	£12,604
5.5m x 3m	£11,611	£11,991	£12,371	£12,751
6m x 3m	£12,135	£12,515	£12,895	£13,275
4m x 4m	£11,543	£11,828	£12,303	£11,733
4.5m x 4m	£12,135	£12,515	£12,895	£13,275
5m x 4m	£12,211	£12,591	£12,971	£13,351
5.5m x 4m	£12,464	£12,844	£13,224	£13,604
6m x 4m	£12,736	£13,116	£13,496	£13,876

Witcombe



Solo



Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
Standard Model				
2.5m x 2.5m	£8,723	£9,103	£9,483	£9,863
2.8m x 2.5m	£9,103	£9,483	£9,863	£10,243
2.8m x 2.8m	£9,578	£9,958	£10,338	£10,718
Corner Model				
2.8m x 2.5m	£9,388	£9,768	£10,148	£10,528
2.8m x 2.8m	£9,863	£10,243	£10,623	£11,003

All Prices Include VAT and Exclude Delivery

Each Classic Shell & External Kit contains:

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

Premier Shell Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	
3m x 2.5m	£3,729
3.5m x 2.5m	£3,917
4m x 2.5m	£4,064
3m x 3m	£4,037
3.5m x 3m	£4,360
4m x 3m	£4,537
4.5m x 3m	£4,856
5m x 3m	£5,177
5.5m x 3m	£5,291
6m x 3m	£5,866
4m x 4m	£5,464
4.5m x 4m	£5,927
5m x 4m	£6,391
5.5m x 4m	£6,850
6m x 4m	£7,311

All Prices Include VAT and Exclude Delivery

Each Premier Shell Kit contains:

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

Premier Shell Garden Room Kit Prices

Glevum



Witcombe



Solo



Glevum & Witcombe Models

Size (w x d)	
4m x 3m	£6,361
4.5m x 3m	£6,787
5m x 3m	£7,000
5.5m x 3m	£7,575
6m x 3m	£7,690
4m x 4m	£7,230
4.5m x 4m	£7,689
5m x 4m	£8,150
5.5m x 4m	£8,610
6m x 4m	£9,070

Solo

Size (w x d)	
Standard Model	
2.5m x 2.5m	£3,358
2.8m x 2.5m	£3,728
2.8m x 2.8m	£4,109
Corner Model	
2.8m x 2.5m	£3,878
2.8m x 2.8m	£4,259

All Prices Include VAT and Exclude Delivery

Each Premier Shell Kit contains:

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

Classic Shell Garden Room Kit Prices

Studio



Executive



Diplomat



Haven



Metro



Studio, Executive, Diplomat, Haven & Metro Models

Size (w x d)	
3m x 2.5m	£3,254
3.5m x 2.5m	£3,442
4m x 2.5m	£3,589
3m x 3m	£3,562
3.5m x 3m	£3,885
4m x 3m	£4,062
4.5m x 3m	£4,381
5m x 3m	£4,701
5.5m x 3m	£4,816
6m x 3m	£5,391
4m x 4m	£4,989
4.5m x 4m	£5,452
5m x 4m	£5,916
5.5m x 4m	£6,375
6m x 4m	£6,931

All Prices Include VAT and Exclude Delivery

Each Classic Shell Kit contains:

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

Classic Shell Garden Room Kit Prices

Glevum



Witcombe



Glevum & Witcombe Models

Size (w x d)	
4m x 3m	£5,886
4.5m x 3m	£6,312
5m x 3m	£6,525
5.5m x 3m	£7,100
6m x 3m	£7,215
4m x 4m	£6,755
4.5m x 4m	£7,214
5m x 4m	£7,675
5.5m x 4m	£8,135
6m x 4m	£8,595

All Prices Include VAT and Exclude Delivery

Each Classic Shell Kit contains:

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



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