



# GARDEN ROOM KITS

## PRICE LIST

### 2026

**BUILT BY US - INSTALLED BY YOU**



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# About our Garden Room Kits



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

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

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

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

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

## Cladding Options



Thermowood



British Cedar



Western Red Cedar



Composite

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

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

# Our Models



**The Studio**



**The Executive**



**The Diplomat**



**The Haven**



**The Glevum**



**The Witcombe**



**The Metro**



**The Solo**

# Garden Room Kit Specifications

## Complete Kits

- SIP wall and floor panels: **Premier 122mm thick with 100mm insulation** or **Classic 97mm thick with 75mm insulation**
- SIP Roof Panel 122mm thick (100mm insulation)
- SIP floor panels with bitumen-coated underside
- Water-resistant floor bearers
- External cladding of choice + 10%
- UPVC Glazing for your size of room and lintel (house grade units)
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and downpipe
- All splines, timber cappings and floor and top plates pre-cut to length
- Stainless steel brad nails for cladding
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 12mm MDF Internal Walls & Ceiling (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    | £10,574    | £10,974       | £11,374           | £11,774   |
| 3.5m x 2.5m  | £11,082    | £11,482       | £11,882           | £12,282   |
| 4m x 2.5m    | £11,390    | £11,790       | £12,190           | £12,590   |
| 3m x 3m      | £11,166    | £11,566       | £11,966           | £12,366   |
| 3.5m x 3m    | £11,502    | £11,902       | £12,302           | £12,702   |
| 4m x 3m      | £11,899    | £12,299       | £12,699           | £13,099   |
| 4.5m x 3m    | £12,452    | £12,852       | £13,252           | £12,652   |
| 5m x 3m      | £13,067    | £13,467       | £13,867           | £14,267   |
| 5.5m x 3m    | £13,222    | £13,622       | £14,022           | £14,422   |
| 6m x 3m      | £13,774    | £14,144       | £14,544           | £14,944   |
| 4m x 4m      | £13,151    | £13,551       | £13,951           | £14,351   |
| 4.5m x 4m    | £13,774    | £14,174       | £14,574           | £14,974   |
| 5m x 4m      | £13,834    | £14,234       | £14,634           | £15,034   |
| 5.5m x 4m    | £14,120    | £14,520       | £14,920           | £15,320   |
| 6m x 4m      | £14,406    | £14,806       | £15,206           | £15,606   |

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      | £12,399    | £12,799       | £13,199           | £13,599   |
| 4.5m x 3m    | £12,952    | £13,352       | £13,752           | £14,152   |
| 5m x 3m      | £13,567    | £13,967       | £14,367           | £14,767   |
| 5.5m x 3m    | £13,722    | £14,122       | £14,522           | £14,922   |
| 6m x 3m      | £14,274    | £14,674       | £15,074           | £15,474   |
| 4m x 4m      | £13,651    | £14,051       | £14,451           | £14,851   |
| 4.5m x 4m    | £14,274    | £14,674       | £15,074           | £15,474   |
| 5m x 4m      | £14,234    | £14,634       | £15,034           | £15,434   |
| 5.5m x 4m    | £14,620    | £15,020       | £15,420           | £15,820   |
| 6m x 4m      | £14,906    | £15,306       | £15,706           | £16,106   |

## Solo

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

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    | £9,574     | £9,974        | £10,374           | £10,774   |
| 3.5m x 2.5m  | £10,082    | £10,482       | £10,882           | £11,282   |
| 4m x 2.5m    | £10,390    | £10,790       | £11,190           | £11,590   |
| 3m x 3m      | £10,166    | £10,566       | £10,966           | £11,366   |
| 3.5m x 3m    | £10,502    | £10,902       | £11,302           | £11,702   |
| 4m x 3m      | £10,899    | £11,299       | £11,699           | £12,099   |
| 4.5m x 3m    | £11,452    | £11,852       | £12,252           | £12,652   |
| 5m x 3m      | £12,067    | £12,467       | £12,867           | £13,267   |
| 5.5m x 3m    | £12,222    | £12,622       | £13,022           | £13,422   |
| 6m x 3m      | £12,774    | £13,174       | £13,574           | £13,974   |
| 4m x 4m      | £12,151    | £12,551       | £12,951           | £13,351   |
| 4.5m x 4m    | £12,774    | £13,174       | £13,574           | £13,974   |
| 5m x 4m      | £12,834    | £13,234       | £13,634           | £14,034   |
| 5.5m x 4m    | £13,120    | £13,520       | £13,920           | £14,320   |
| 6m x 4m      | £13,406    | £13,806       | £14,206           | £14,606   |

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 MDF panel pre-adhered to internal SIP
- 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      | £11,399    | £11,799       | £12,199           | £12,599   |
| 4.5m x 3m    | £11,952    | £12,352       | £12,752           | £13,152   |
| 5m x 3m      | £12,567    | £12,967       | £13,367           | £13,767   |
| 5.5m x 3m    | £12,722    | £13,122       | £13,522           | £13,922   |
| 6m x 3m      | £13,274    | £13,674       | £14,074           | £14,474   |
| 4m x 4m      | £12,651    | £13,051       | £13,451           | £13,851   |
| 4.5m x 4m    | £13,274    | £13,674       | £14,074           | £14,474   |
| 5m x 4m      | £13,334    | £13,734       | £14,134           | £14,534   |
| 5.5m x 4m    | £13,560    | £13,960       | £14,360           | £14,760   |
| 6m x 4m      | £13,906    | £14,306       | £14,706           | £15,106   |

## Solo

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

**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 MDF panel pre-adhered to internal SIP
- 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    | £10,074    | £10,474       | £10,874           | £11,274   |
| 3.5m x 2.5m  | £10,582    | £10,982       | £11,382           | £11,782   |
| 4m x 2.5m    | £10,890    | £11,290       | £11,690           | £12,090   |
| 3m x 3m      | £10,666    | £11,066       | £11,466           | £11,866   |
| 3.5m x 3m    | £11,002    | £11,402       | £11,802           | £12,202   |
| 4m x 3m      | £11,399    | £11,799       | £12,199           | £12,599   |
| 4.5m x 3m    | £11,952    | £12,352       | £12,752           | £13,152   |
| 5m x 3m      | £12,567    | £12,967       | £13,367           | £13,767   |
| 5.5m x 3m    | £12,772    | £13,122       | £13,522           | £13,922   |
| 6m x 3m      | £13,274    | £13,674       | £14,074           | £14,474   |
| 4m x 4m      | £12,651    | £13,051       | £13,451           | £13,851   |
| 4.5m x 4m    | £13,274    | £13,674       | £14,074           | £14,474   |
| 5m x 4m      | £13,334    | £13,734       | £14,134           | £14,534   |
| 5.5m x 4m    | £13,620    | £14,020       | £14,420           | £14,820   |
| 6m x 4m      | £13,906    | £14,306       | £14,706           | £15,106   |

**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      | £11,899    | £12,299       | £12,699           | £13,099   |
| 4.5m x 3m    | £12,452    | £12,852       | £13,252           | £13,652   |
| 5m x 3m      | £13,067    | £13,467       | £13,876           | £14,267   |
| 5.5m x 3m    | £13,222    | £13,622       | £14,022           | £14,422   |
| 6m x 3m      | £13,774    | £14,174       | £14,574           | £14,974   |
| 4m x 4m      | £13,151    | £13,451       | £13,951           | £13,351   |
| 4.5m x 4m    | £13,774    | £14,174       | £14,574           | £14,974   |
| 5m x 4m      | £13,854    | £14,254       | £14,654           | £15,054   |
| 5.5m x 4m    | £14,120    | £14,520       | £14,920           | £15,320   |
| 6m x 4m      | £14,406    | £14,806       | £15,206           | £15,606   |

## Solo

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

**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    | £9,074     | £9,474        | £9,878            | £10,274   |
| 3.5m x 2.5m  | £9,582     | £9,952        | £10,382           | £10,782   |
| 4m x 2.5m    | £9,890     | £10,290       | £10,690           | £11,090   |
| 3m x 3m      | £9,666     | £10,066       | £10,466           | £10,866   |
| 3.5m x 3m    | £10,002    | £10,402       | £10,802           | £11,202   |
| 4m x 3m      | £10,399    | £10,799       | £11,199           | £11,599   |
| 4.5m x 3m    | £10,952    | £11,352       | £11,752           | £12,152   |
| 5m x 3m      | £11,567    | £11,967       | £12,367           | £12,767   |
| 5.5m x 3m    | £11,722    | £12,122       | £12,522           | £12,922   |
| 6m x 3m      | £12,274    | £12,674       | £13,074           | £13,474   |
| 4m x 4m      | £11,651    | £12,051       | £12,451           | £12,851   |
| 4.5m x 4m    | £12,274    | £12,674       | £13,074           | £13,474   |
| 5m x 4m      | £12,334    | £12,734       | £13,134           | £13,534   |
| 5.5m x 4m    | £12,620    | £13,020       | £13,420           | £13,820   |
| 6m x 4m      | £12,906    | £13,306       | £13,706           | £14,106   |

**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



## Witcombe



## Solo



## Glevum & Witcombe Models

| Size (w x d) | Thermowood | British Cedar | Western Red Cedar | Composite |
|--------------|------------|---------------|-------------------|-----------|
| 4m x 3m      | £10,899    | £11,299       | £11,699           | £12,099   |
| 4.5m x 3m    | £11,452    | £11,852       | £12,252           | £12,652   |
| 5m x 3m      | £12,067    | £12,467       | £12,867           | £13,267   |
| 5.5m x 3m    | £12,222    | £12,622       | £13,022           | £13,422   |
| 6m x 3m      | £12,774    | £13,174       | £13,574           | £13,974   |
| 4m x 4m      | £12,151    | £12,451       | £12,951           | £12,351   |
| 4.5m x 4m    | £12,774    | £13,174       | £13,574           | £13,974   |
| 5m x 4m      | £12,854    | £13,254       | £13,654           | £14,054   |
| 5.5m x 4m    | £13,120    | £13,520       | £13,920           | £14,320   |
| 6m x 4m      | £13,406    | £13,806       | £14,206           | £14,606   |

## Solo

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

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

All Prices Include VAT and Exclude Delivery

Each Premier Shell Kit contains:

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

# Premier Shell Garden Room Kit Prices

## Glevum



## Witcombe



## Solo



## Glevum & Witcombe Models

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

## Solo

| Size (w x d)   |        |
|----------------|--------|
| Standard Model |        |
| 2.5m x 2.5m    | £3,535 |
| 2.8m x 2.5m    | £3,925 |
| 2.8m x 2.8m    | £4,325 |
| Corner Model   |        |
| 2.8m x 2.5m    | £4,082 |
| 2.8m x 2.8m    | £4,483 |

**All Prices Include VAT and Exclude Delivery**

## Each Premier Shell Kit contains:

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

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

All 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      | £6,196 |
| 4.5m x 3m    | £6,644 |
| 5m x 3m      | £6,868 |
| 5.5m x 3m    | £7,474 |
| 6m x 3m      | £7,595 |
| 4m x 4m      | £7,110 |
| 4.5m x 4m    | £7,594 |
| 5m x 4m      | £8,079 |
| 5.5m x 4m    | £8,563 |
| 6m x 4m      | £9,047 |

**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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