



future rooms

— trade partner —



# GARDEN ROOM KITS

## TRADE PRICE LIST

### AUTUMN 2025

**BUILT BY US - INSTALLED BY YOU**

01452 501455



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



[info@futurerooms.co.uk](mailto:info@futurerooms.co.uk)



Causeway Park, Station Road,  
Upton upon Severn WR8 ORX



# Benefits of being a Trade Partner

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

- Priority ordering and lead times across our full range of standard kits
- Free delivery within 50 miles
- 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 (Ts&Cs apply)
- Access to our showrooms for your clients
- Support utilising our extensive library of planning guidance and technical advice
- Sales and marketing advice
- 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@futererooms.co.uk](mailto:trade@futererooms.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. Roof and Walls are 97mm thick SIPs with 75mm insulation, roof from 122mm SIPs (100mm insulation) and finished internally in Standard MDF.

Classic rooms are only available in the sizes shown in this brochure.

## Cladding Options



Thermowood



British Cedar



Western Red Cedar



Composite

Our Complete 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 Premier Kits

- 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%
- Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and down pipe
- All splines, timber cappings, floor & top plates
- Stainless steel brad nails
- Laminate flooring & underlay
- Skirting & architrave
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- MDF decorative panel internal wall & ceiling finish
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

## Complete Classic Kits

- 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%
- Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and down pipe
- All splines, timber cappings, floor & top plates
- Stainless steel brad nails
- Laminate flooring & underlay
- Skirting & architrave
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- Standard MDF panel internal wall & ceiling finish
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

## Premier Shell Kits

- SIP wall, roof and floor panels 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
- 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



## Premier Complete Garden Room Kit

All Prices Include Trade Discount, VAT and Exclude Delivery

### Studio, Executive, Diplomat, Haven & Metro

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£11,660	£12,014	£12,420	£12,800
3.5m x 2.5m	£11,952	£12,333	£12,713	£13,093
4m x 2.5m	£12,245	£12,625	£13,005	£13,385
3m x 3m	£12,033	£12,413	£12,783	£13,173
3.5m x 3m	£12,447	£12,827	£13,207	£13,587
4m x 3m	£13,104	£13,394	£13,774	£14,154
4.5m x 3m	£13,587	£13,967	£14,347	£14,727
5m x 3m	£14,218	£14,598	£14,978	£15,358
5.5m x 3m	£14,556	£14,936	£15,316	£15,696
6m x 3m	£14,957	£15,337	£15,717	£16,097
3m x 4m	£13,014	£13,394	£13,774	£14,154
3.5m x 4m	£13,822	£14,202	£14,582	£14,962
4m x 4m	£14,631	£15,011	£15,391	£15,771
4.5m x 4m	£14,985	£15,365	£15,745	£16,125
5m x 4m	£15,122	£15,502	£15,880	£16,262
5.5m x 4m	£15,289	£15,639	£15,829	£16,399
6m x 4m	£15,396	£15,776	£16,158	£16,536

### 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%
- Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and down pipe
- All splines, timber cappings, floor & top plates
- Stainless steel brad nails
- Laminate flooring & underlay
- Skirting & architrave
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- MDF decorative panel internal wall & ceiling finish
- 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

## Premier Complete Garden Room Kit

### Glevum



### Witcombe



### Glevum & Witcombe

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£13,489	£13,869	£14,249	£14,629
4.5m x 3m	£14,062	£14,442	£14,822	£15,202
5m x 3m	£14,694	£15,074	£15,454	£15,834
5.5m x 3m	£15,031	£15,411	£15,791	£16,171
6m x 3m	£15,432	£15,812	£16,192	£16,572
4m x 4m	£15,106	£15,486	£15,866	£16,246
4.5m x 4m	£15,460	£15,840	£16,220	£16,600
5m x 4m	£15,597	£15,977	£16,357	£16,737
5.5m x 4m	£15,734	£16,114	£16,494	£16,874
6m x 4m	£15,871	£16,251	£16,631	£17,011

## Premier Complete Garden Room Kit

### Solo



### Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
2.5m x 2.5m	£11,280	£11,669	£12,040	£12,420
3.5m x 2.5m	£11,660	£12,040	£12,420	£12,800

All Prices Include Trade Discount, 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%
- Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and down pipe
- All splines, timber cappings, floor & top plates
- Stainless steel brad nails
- Laminate flooring & underlay
- Skirting & architrave
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- MDF decorative panel internal wall & ceiling finish
- 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



## Classic Complete Garden Room Kit

All Prices Include Trade Discount, VAT and Exclude Delivery

### Studio, Executive, Diplomat, Haven & Metro

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
3m x 2.5m	£9,760	£10,140	£10,520	£10,995
3.5m x 2.5m	£10,053	£10,433	£10,813	£11,288
4m x 2.5m	£10,346	£10,726	£11,106	£11,581
3m x 3m	£10,133	£10,515	£10,893	£11,368
3.5m x 3m	£10,547	£10,927	£11,307	£11,782
4m x 3m	£11,114	£11,494	£11,874	£12,349
4.5m x 3m	£11,687	£12,067	£12,447	£12,922
5m x 3m	£12,319	£12,699	£13,079	£13,554
5.5m x 3m	£12,656	£13,036	£13,416	£13,891
6m x 3m	£13,057	£13,437	£13,817	£14,292
3m x 3.5m	£10,547	£10,927	£11,307	£11,782
3.5m x 3.5m	£11,235	£11,615	£11,985	£12,470
4m x 3.5m	£11,923	£12,303	£12,683	£13,258
4.5m x 3.5m	£12,366	£12,766	£13,146	£13,621
5m x 3.5m	£12,770	£13,150	£13,530	£14,005
5.5m x 3.5m	£13,007	£13,387	£13,767	£14,242
6m x 3.5m	£13,276	£13,656	£14,038	£14,511

### 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%
- Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and down pipe
- All splines, timber cappings, floor & top plates
- Stainless steel brad nails
- Laminate flooring & underlay
- Skirting & architrave
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- Standard MDF panel internal wall & ceiling finish
- 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

## Classic Complete Garden Room Kit

### Glevum



### Glevum & Witcombe

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
4m x 3m	£10,924	£11,304	£11,684	£12,064
4.5m x 3m	£11,497	£11,877	£12,257	£12,637
5m x 3m	£12,129	£12,509	£12,889	£13,269
5.5m x 3m	£12,466	£12,846	£13,226	£13,606
6m x 3m	£12,867	£13,247	£13,627	£14,007
4m x 3.5m	£11,733	£12,113	£12,493	£12,873
4.5m x 3.5m	£12,196	£12,576	£12,956	£13,336
5m x 3.5m	£12,580	£12,960	£13,340	£13,720
5.5m x 3.5m	£12,817	£13,197	£13,577	£13,957
6m x 3.5m	£13,086	£13,466	£13,846	£14,226

### Witcombe



## Classic Complete Garden Room Kit

### Solo



### Solo

Size (w x d)	Thermowood	British Cedar	Western Red Cedar	Composite
2.5m x 2.5m	£9,380	£9,760	£10,149	£10,520
3.5m x 2.5m	£9,760	£10,140	£10,520	£10,900

All Prices Include Trade Discount, 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%
- Glazing for your size of room and lintel
- Breather membrane
- Cavity batten
- EPDM complete rubber roof kit
- Guttering and down pipe
- All splines, timber cappings, floor & top plates
- Stainless steel brad nails
- Laminate flooring & underlay
- Skirting & architrave
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- Standard MDF panel internal wall & ceiling finish
- 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



## Premier Shell Garden Room Kit

All Prices Include Trade Discount, VAT and Exclude Delivery

### Studio, Executive, Diplomat, Haven & Metro

Size (w x d)	Thermowood
3m x 2.5m	£4,204
3.5m x 2.5m	£4,392
4m x 2.5m	£4,539
3m x 3m	£4,512
3.5m x 3m	£4,835
4m x 3m	£5,012
4.5m x 3m	£5,331
5m x 3m	£5,651
5.5m x 3m	£5,766
6m x 3m	£6,341
4m x 4m	£5,939
4.5m x 4m	£6,402
5m x 4m	£6,866
5.5m x 4m	£7,325
6m x 4m	£7,786

### Each Premier Shell Kit contains:

- SIP wall, roof and floor panels 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
- 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

## Premier Shell Garden Room Kit

### Glevum



### Glevum & Witcombe

Size (w x d)	
4m x 3m	£6,826
4.5m x 3m	£7,262
5m x 3m	£7,475
5.5m x 3m	£8,050
6m x 3m	£8,165
4m x 4m	£7,705
4.5m x 4m	£8,164
5m x 4m	£8,625
5.5m x 4m	£9,085
6m x 4m	£9,545

### Witcombe



## Premier Shell Garden Room Kit

### Solo



### Solo

Size (w x d)	Thermowood
2.5m x 2.5m	£3,824
3.5m x 2.5m	£4,204

### Each Premier Shell Kit contains:

- SIP wall, roof and floor panels 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
- Full fixing kit of screws and timber locks
- Expanding foam and wood glue
- 400mm overhang to front
- D.P.C. and rain sheet
- Full instruction guide and video
- Full technical drawing, including ground screw layout (if required)

**All Prices Include Trade Discount, VAT and Exclude Delivery**



future rooms

— trade partner —



01452 501455



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



[info@futurerooms.co.uk](mailto:info@futurerooms.co.uk)



Causeway Park, Station Road,  
Upton upon Severn WR8 ORX

