

Pricing guideline

Modular Garden Offices

External Sizes	Price (DIY)	Doors Included	Internals	Foundations	Installation
2540 x 2746	£8,120	French Doors 1590 x 2020	£1,190	£760	£1,280 + vat
2940 x 2746	£8,807	Patio Doors 1990 x 2020	£1,226	£960	£1,480 + vat
3340 x 2746	£9,155	French Doors 1590 x 2020	£1,400	£1,160	£1,680 + vat
3740 x 2746	£10,144	Patio Doors 2390 x 2020	£1,431	£1,360	£1,880 + vat
4140 x 2746	£10,399	Patio Doors 2390 x 2020	£1,563	£1,560	£2,080 + vat
4540 x 2746	£10,911	Patio Doors 1990 x 2020	£1,722	£1,760	£2,280 + vat
4940 x 2746	£11,450	Patio Doors 2390 x 2020	£1,794	£1,960	£2,480 + vat
5340 x 2746	£11,991	Patio Doors 1990 x 2020	£1,908	£2,160	£2,680 + vat
5740 x 2746	£12,669	Patio Doors 2390 x 2020	£1,966	£2,360	£2,880 + vat
6140 x 2746	£13,381	Patio Doors 2790 x 2020	£2,097	£2,560	£3,080 + vat
2540 x 3146	£8,506	French Doors 1590 x 2020	£1,257	£760	£1,380 + vat
2940 x 3146	£9,171	Patio Doors 1990 x 2020	£1,432	£960	£1,580 + vat
3340 x 3146	£9,818	French Doors 1590 x 2020	£1,605	£1,160	£1,780 + vat
3740 x 3146	£10,562	Patio Doors 2390 x 2020	£1,659	£1,360	£1,980 + vat
4140 x 3146	£11,290	Patio Doors 2390 x 2020	£1,780	£1,560	£2,180 + vat
4540 x 3146	£11,488	Patio Doors 1990 x 2020	£1,939	£1,760	£2,380 + vat
4940 x 3146	£12,136	Patio Doors 2390 x 2020	£1,954	£1,960	£2,580 + vat
5340 x 3146	£12,832	Patio Doors 1990 x 2020	£2,134	£2,160	£2,780 + vat
5740 x 3146	£13,549	Patio Doors 2390 x 2020	£2,383	£2,360	£2,980 + vat



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Product	STANDARD	Optional Extra
Windows & Doors	u-PVC Patio / French Door	Full height picture windows. +£625 each
Cladding	Oakio Panel Composite	Oakio Slatted Composite
Fascia & Soffit	Anthracite steel trims	N/A
Insulation	25mm PIR wrap 100mm Rockwool infill	N/A
Electrics	N/A	Electrical package
Heating	N/A	Electric panel heater
Foundations	N/A	Groundscrews / Easy Pads
Decking	N/A	Oakio Composite Decking
Internal finish	Ready for plaster board	Internals package
Roof Membrane	Anthracite Grey Steel	N/A
Skirting & Architrive	N/A	Internals package

Internals package: Option of plasterboard or uPVC décor panel.

1st fix electrical package: Wiring for 3 double sockets, 4 spotlights. £350

2nd fix electrical package: Consumer unit, 3 double sockets, 4 spotlights. £625
Armoured cable and power connection. – Price subject to survey.

