

The Jay Garden Office & Studio price list and information April 2021

The Jay Small Garden Office Collection

The Jay office has 7 sizes, 2 specifications and you can choose to have the door to the left or right hand on the front. All our offices fall are within the 2.5m planning height with the base.

The office comes with a UPVC single door and either one or two windows to the front with top fanlight opener and the front is clad in V-100 MTX cladding. The sides and rear are fitted with our zero-maintenance cement wall and the entire outside is painted in Anthracite. As standard it has our SBS felt roof and timber fascias.

This office has house specifications locks, toughened double glazing, insulated walls, floor and ceiling. Internally the building is finished with V-1200 MDF lining with a laminate floor and can be fully installed by the Bakers team. With a 5 year full guarantee.

EPDM roof and MTX fascia upgrade with 10year guarantee

To be able to offer our lowest maintenance building and extended guarantee, this pack upgrades the roof covering to EPDM which means we can also give you additional rear height, plus we upgrade the fascias from timber to MTX.

Extra Window

If you would like more natural light, we can add an additional window in either side wall.

***Base (not available in our Bronze Service)**

We are proud to offer our specially designed Steel and timber framed base. This allows us to give you a quick and tidy solution to your base requirements, (plus means we can install the building on the next day?).

***Electrics Package (not available in our Bronze Service)**

Our standard electrics package includes up to a 30m submain with 3.2kw (13 amp) minor works supply, (connecting to your house), with 4 sockets (1 has USB ports), a 1.5kw diplex convector heater with digital programmer, an dimmable LED panel light inside and PIR up-down light outside.

***Communications Package (not available in our Bronze Service)**

Along with the electrics package we can also offer all your communications requirements, as standard we offer: 1x internet cable connected to your house router. With your own WIFI bubble in the office that also offers a wired connection, for strong safe connection to keep your business connected - £469

*Subject to virtual or actual survey

There are 3 service options available, Bronze, Silver and Gold.

Bronze: - Our most price conscious service. We will ask you to arrange your own base and electrical installations. We will install up to waterproof, leaving you to complete the works. Ideal for the DIY-er.

Silver: - Here you can opt for us to provide the base and install the electrics, or nominate a contractor of your own choice to carry out these works. We will install the building up to weatherproof and ready for electrics, then once the electrics are complete we will return to fit the in and out trims, including skirting and architraves etc. We will then leave you to finish the final filling and painting both inside and out and clean down.

Gold: - This is our full service where we manage the entire project, supplying the base, full installation, electrics and final paint and clean down, leaving you with a ready to use office space.

The Jay Garden Studio Collection

Studio Specification with 10 year guarantee

The Jay Studio has 8 sizes and you can choose to have the door to the left, right or middle and either hand on the front. All our Studios are within the 2.5m planning height with the base.

The Jay garden studio comes with a UPVC single door with two or three windows to the front depending on size and one window to the side, all fitted with top fanlight opener and is clad in V-100 MTX cladding. The other side and rear walls are fitted with our zero-maintenance cement wall and the entire outside is painted in Anthracite.

The roof covering is our EPDM Rubber Roof which means we can also give you additional rear height, plus all fascias and trims are MTX.

The Studio has house specifications locks, toughened double glazing, insulated walls, floor and ceiling. Internally the building is finished with V-1200 MDF lining primed ready to paint, with a laminate floor and is fully installed by the Bakers team. With a 10 year guarantee.

Extra Window

If you would like more natural light, we can add an additional window in either side wall.

***Base**

We are proud to offer our specially designed steel and timber framed base. This allows us to give a quick and tidy solution to your base requirements, plus means we can install the building on the next day.

***Electrics Package**

Our standard electrics package includes up to a 30m submain with 3.2KW (13 amp) minor works supply 6 – 8 downlights inside and 4 downlights to front canopy, 4 double sockets and a 2kw Dimplex convector heater. Extras and power upgrades available, a detailed document is available on request.

***Communications Package**

Along with the electrics package we can also offer all communications requirements, as standard we offer: 1 x internet cable connected to your house router (other connections eg sky on request). With your own WIFI bubble in the studio that also offers a wired connection, for strong safe connection to keep you connected, plus we will fit your TV on the wall with concealed cables and socket.

*subject to virtual or actual survey

We offer 2 service options – Silver or Gold

Silver

Here you can opt for us to provide the base and install the electrics, or nominate a contractor of your own choice to carry out these works. We will install the building up to weatherproof and ready for electrics, then once the electrics are complete we will return to fit the internal trims, including skirting and architraves etc. We will then leave you to finish the final filling and painting both inside and out and clean down.

Gold

This is our full service where we manage the entire project, supplying the base, full installation, electrics and final paint and clean down, leaving you with a ready to use studio space.

Jay Garden Office (Small Garden Office)

Size	Building & basic install up to waterproof	EPDM	Full install	Base	Electrics & Comms	Paint & décor In & Out	Total Gold Service inc EPDM
Service	All	All	Silver & Gold	Silver & Gold	Silver & Gold	Gold only	Complete package
2.3 x 1.3	£5498	£825	£1194	£927	£2347	£375	£11166
2.3 x 1.9	£6048	£995	£1240	£1171	£2347	£400	£12201
2.3 x 2.5	£6446	£1295	£1400	£1692	£2347	£400	£13580
2.9 x 1.9	£7584	£1295	£1605	£1692	£2347	£500	£15023
2.9 x 2.5	£8024	£1595	£1843	£1936	£2347	£500	£16245
3.5 x 1.9	£8457	£1595	£1950	£1936	£2347	£560	£16845
3.5 x 2.5	£9109	£1695	£2000	£2368	£2347	£560	£18079

Extra side windows @ £650 each

All prices inclusive of VAT @ 20%, subject to virtual or actual survey

Jay Garden Studio Collection

Size	Building installed	Base	Electrics	Comms	Painting In & Out	Total Gold Service
Service	Silver & Gold	Silver & Gold	Silver & Gold	Silver & Gold	Gold only	Complete package
4.1 x 2.5	£18560	£2699	£2912	£655	£725	£25551
4.1 x 3.1	£21369	£2773	£2912	£655	£725	£28434
4.1 x 3.7	£24564	£3356	£2912	£655	£845	£32332
4.7 x 2.5	£19995	£2813	£2912	£655	£725	£27100
4.7 x 3.1	£23619	£3356	£2912	£655	£845	£31387
4.7 x 3.7	£26995	£3555	£2912	£655	£845	£34962
5.3 x 2.5	£22809	£3138	£3050	£655	£845	£30497
5.3 x 3.1	£25847	£3403	£3050	£655	£1050	£34005
5.3 x 3.7	£29244	£3743	£3050	£655	£1050	£37742

Extra side windows @ £650 each

Aluminium double doors (in place of single UPVC) £2370

All prices inclusive of VAT @ 20%, subject to virtual or actual survey.

Additional Storage Section (Combination Room)

Size	Building installed	Base	Electrics	EPDM
1.2 x 1.9	£1785	£377	£170	£229
1.5 x 1.9	£1933	£395	£170	£275
1.8 x 1.9	£2128	£438	£170	£298
1.2 x 2.5	£1975	£407	£170	£287
1.5 x 2.5	£2180	£477	£170	£305
1.8 x 2.5	£2372	£540	£170	£325
1.2 x 3.1	£2149	£475	£170	£295
1.5 x 3.1	£2392	£501	£170	£329
1.8 x 3.1	£2915	£759	£170	£345
1.2 x 3.7	£2299	£525	£170	£315
1.5 x 3.7	£2685	£760	£170	£345
1.8 x 3.7	£2942	£820	£170	£395

All prices inclusive of VAT @ 20%, subject to virtual or actual survey.

The Jay Small Garden Office Collection

SUPPLY SERVICES EXPLAINED

BRONZE SERVICE

- We will be asking you to provide us with a suitable firm level base, to be ready for us to install the building on the pre-arranged day
- We will be asking you to arrange your own electrical installation, both materials and labour
- We will deliver the building and carry out the basic installation up to waterproof ready for electrics. Door and windows will be fitted and roof covering will be completed along with the fascias
- You will be left to fit the internal wall boarding, floor laminate, internal fitting of skirting, architraves and trims also external trims; as well as filling and final paint coats inside and out
- Both our sales team and installer will provide instruction, guidance and advice to assist you to fully complete the office
- We will require the final payment 72 hours prior to the delivery day

SILVER SERVICE

- If requested we can provide you with the base
- If requested we will carry out our standard electrical and communications installation
- Within this service we will deliver and install the building up to waterproof and ready for electrics
- Door and windows will be fitted and roof covering, fascias and all external trims will be completed. Internal wall boards will be fitted
- After the electrics are installed, whether by us or yourselves, we will return to fit skirting, architraves, laminates and all trims
- You will be left to apply the final filling, painting in and out and clean down operations
- You will be asked for stage payments to be made for each element of the work 72 hours prior to it being carried out

GOLD SERVICE

- We will carry out the entire base, building, electrical installation and full and final decorating – providing you with a fully managed project from start to finish
- You will be asked for stage payments during the process with a final payment only on completion of the entire project.

NB: In the event of either access to the site or a suitable base not being available on the pre-arranged day leading to the building having to be left on site, then unfortunately the extra cost of installing will need to be charged. Please discuss this fully when placing your order

ADDITIONAL STORAGE SECTION (COMBINATION ROOM)

All Jays can come complete with an additional unlined garden store section forming the ideal combination building. This combination element is simply an extension of the main room, is fitted with our standard hardwood door and carries the same 5 or 10 year guarantee.

We can provide the base, EPDM an electrics for it, provided we are doing this work to the main room. Electrics includes an internal bulk head light and one double socket.