

## Kite pre-designed garden room

January 2023

	Building installed	Base	Electrics	Comms	Painting In & Out	Total Gold Service
Size	Silver & Gold	Silver & Gold	Silver & Gold	Silver & Gold	Gold only	Complete package
3.6 x 2.5	£23856	£2995	£3032	£655	£616	£31154
3.6 x 3.1	£25981	£3450	£3032	£655	£715	£33833
3.6 x 3.7	£28127	£3712	£3032	£655	£797	£36323
4.2 x 2.5	£25283	£3414	£3032	£655	£797	£33181
4.2 x 3.1	£27455	£3508	£3032	£655	£797	£35447
4.2 x 3.7	£29627	£4246	£3032	£655	£929	£38489
4.8 x 2.5	£27445	£3558	£3032	£655	£797	£35487
4.8 x 3.1	£30174	£4246	£3032	£655	£929	£39036
4.8 x 3.7	£32903	£4498	£3032	£655	£929	£42017
5.4 x 2.5	£30232	£4007	£3170	£655	£929	£38993
5.4 x 3.1	£32995	£4305	£3170	£655	£1155	£42280
5.4 x 3.7	£35875	£4735	£3170	£655	£1155	£45590
6.0 x 2.5	£32600	£4246	£3170	£655	£1155	£41826
6.0 x 3.1	£35434	£4471	£3170	£655	£1265	£44995
6.0 x 3.7	£38269	£5495	£3170	£655	£1375	£48964
6.0 x 5.0	£49107	£6610	£3348	£655	£1650	£61370
6.6 x 3.7	£40150	£5549	£3348	£655	£1450	£51152
7.2 x 3.7	£43940	£5970	£3348	£655	£1550	£55463
7.2 x 4.1	£48125	£6610	£3348	£655	£1650	£60388
8.0 x 3.1	£40425	£5549	£3348	£655	£1450	£51427
8.0 x 3.7	£48394	£6610	£3348	£655	£1650	£60617
9.7 x 3.1	£48691	£6610	£3348	£655	£1650	£60954

### Kite pre-designed Specification with 10-year guarantee & 50-year life expectancy

This Kite Garden room comes in 15 standard sizes, that are focused on less than 1% waste, to offer great value for money. They come with 1.7m wide double aluminium French doors in the middle, with full drop UPVC windows to each side on the front, with a full drop opening on one side.

This building has our unique approach to zero maintenance claddings, with cement wall to rear and one side, and v-100 MTX to the front and other side, all painted in Anthracite. The EPDM roof maximises the 2.5 planning rule that these buildings fall within.

Internally it comes as standard with v-200 MDF walls and v-1200 ceiling all painted in "Timeless" or ready for you to paint, plus you can choose from 4 laminate floors. The room has house specifications locks, toughened double glazing, insulated walls, floor and ceiling and is fully installed by the Bakers team. With our 10-year guarantee.

**Extra Window**

If you would like more natural light, we can add an additional window in either side wall. Half or Full drop with fanlight opening £650 each, opening fanlight only £270

**\*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.

**\*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 all app run, 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, plus we will fit your TV on the wall with concealed cables and socket.

**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. 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, communications and final paint and clean down, leaving you with a ready to use your room.

**Adding storage:**

you can also add an integrate storage section to your building. We call this a “combination room” and we offer this in 3 alternative widths depending on your storage requirements. Please note, not all sizes can have a store added.

Additional Storage Section (Combination Room)					
Size	Building installed	Base	Electrics	EPDM	Total gold addition
1.2 x 2.5	£2172	£448	£170	£287	£3077
1.5 x 2.5	£2398	£525	£170	£305	£3398
1.8 x 2.5	£2609	£594	£170	£325	£3698
1.2 x 3.1	£2364	£523	£170	£295	£3352
1.5 x 3.1	£2631	£551	£170	£329	£3681
1.8 x 3.1	£3206	£835	£170	£345	£4556
1.2 x 3.7	£2529	£577	£170	£315	£3591
1.5 x 3.7	£2954	£836	£170	£345	£4305
1.8 x 3.7	£3236	£902	£170	£395	£4703

\*Subject to virtual or actual survey, all sizes quoted are nominal