

Bespoke Garden Rooms

Price List: April 2023

BAKERS

EST. 1985

SIZE		OPTIONS AND UPGRADES								
METRIC	*Bespoke	Aluminium French Doors	Aluminium Sliding Doors	Aluminium Bi-Folding & Tri-Sliding Doors	Windows See Options	MDF Painted Internals	Laminate Flooring	LowE Glass	**Base Work	**Electrics & Comms
2430x1825	15,356	2,607	2,849	n/a	TBA	1,041	396	895	1,482	3,687
3000x1825	16,812	2,607	2,849	5,654	TBA	1,229	512	953	2,140	3,687
3000x2430	19,327	2,607	2,849	5,654	TBA	1,296	562	953	2,449	3,687
3000x3000	21,852	2,607	2,849	5,654	TBA	1,296	717	953	3,132	3,687
3650x2430	21,511	2,607	3,495	6,901	TBA	1,483	673	1,092	2,995	3,687
3650x3000	23,746	2,607	3,495	6,901	TBA	1,595	860	1,092	3,451	3,687
3650x3650	25,584	2,607	3,495	6,901	TBA	1,688	1,027	1,092	3,713	3,687
4250x2430	23,351	2,607	4,481	7,998	TBA	1,688	770	1,268	3,414	3,687
4250x3000	25,681	2,607	4,481	7,998	TBA	1,764	1,005	1,268	3,508	3,687
4250x3650	28,469	2,607	4,481	7,998	TBA	1,830	1,192	1,268	4,246	3,687
4870x2430	25,285	2,607	4,845	8,836	TBA	1,858	891	1,382	3,559	3,687
4870x3000	28,053	2,607	4,845	8,836	TBA	2,047	1,118	1,382	4,246	3,687
4870x3650	32,566	2,607	4,845	8,836	TBA	2,159	1,389	1,382	4,497	3,687
5480x3000	31,223	2,607	4,845	8,836	TBA	2,233	1,289	1,533	4,305	3,687
5480x3650	35,431	2,607	4,845	8,836	TBA	2,572	1,539	1,533	4,735	3,687
5480x4250	41,396	2,607	4,845	8,836	TBA	2,627	1,800	1,533	5,545	3,687
6000x3000	33,998	2,607	4,845	8,836	TBA	2,814	1,408	1,533	4,472	4,193
6000x3650	39,185	2,607	4,845	8,836	TBA	2,986	1,728	1,680	5,463	4,193
6000x4000	42,466	2,607	4,845	8,836	TBA	3,659	1,868	1,680	5,594	4,193
6000x4250	43,479	2,607	4,845	8,836	TBA	3,172	2,009	1,680	5,724	4,193
6000x4870	48,580	2,607	4,845	8,836	TBA	3,435	2,243	1,680	6,610	4,193
6600x3650	42,480	2,607	4,845	8,836	TBA	3,660	1,868	1,819	5,635	4,333
6600x4250	47,454	2,607	4,845	8,836	TBA	3,753	2,205	1,819	6,511	4,333
7600x3650	46,650	2,607	4,845	8,836	TBA	3,736	2,159	2,195	6,325	4,333

*Bespoke Garden Room prices include - Base coat preservative, EPDM Rubber Roof, Insulated Walls, Roof & Floor, External Cement Wall to Rear & 1 Side, MTX Trim Pack & MTX Cladding to Front & 1 Side and External Painting (Colour TBA) All prices local delivery and VAT at 20%

Doors & Windows are additional and will be quoted for based on the specification agreed.

**Base Work & Electrics & Comms pricing is subject to site survey (6m+ rooms with larger 32amp supply and additional lighting)

Unlined Summer Houses

SIZE		OPTIONAL EXTRAS								
IMPERIAL	METRIC	Bespoke	Installation	Bearers	Timber Laminate Floor	Linings		Double Glazing	EPDM Roof	Roof Tiles
						TGV	MDF Painted			
8x6	2440x1825	5,281	243	82	396	1,156	2,430	1,777	963	535
10x6	3000x1825	6,641	257	85	437	1,258	2,548	2,128	1,208	535
10x8	3000x2430	8,106	276	87	562	1,428	2,683	2,128	1,397	535
10x10	3000x3000	9,061	323	87	717	1,785	3,030	2,357	1,397	535
12x8	3650x2430	8,636	323	87	673	1,713	3,149	2,357	1,397	643
12x10	3650x3000	9,628	323	99	860	2,142	3,678	2,357	1,397	804
14x8	4250x2430	9,418	350	99	770	1,999	3,632	2,736	1,397	750
14x10	4250x3000	10,335	350	113	1,005	2,499	4,196	2,736	1,630	938
14x12	4250x3650	11,790	350	113	1,182	2,998	4,746	2,736	1,630	1,105
16x8	4870x2430	9,658	350	139	891	2,284	4,082	2,979	1,630	858
16x10	4870x3000	11,048	423	139	1,118	2,856	4,824	2,979	1,864	1,071
16x12	4870x3650	11,956	423	139	1,389	3,427	5,492	3,376	1,864	1,286
18x10	5480x3000	11,841	479	139	1,289	3,213	5,358	3,376	1,864	1,205
18x12	5480x3650	13,319	479	156	1,539	3,855	6,322	3,376	1,864	1,447
18x14	5480x4250	15,304	479	156	1,790	4,498	7,001	3,610	2,331	1,688
20x10	6000x3000	11,966	479	156	1,408	3,570	6,285	3,610	1,981	1,340
20x12	6000x3650	14,612	479	156	1,728	4,283	7,151	3,610	1,981	1,608
20x14	6000x4250	17,052	479	171	2,009	4,997	8,032	3,610	2,331	1,875
20x16	6000x4870	19,368	552	171	2,243	5,711	8,990	3,610	2,331	2,144
22x12	6600x3650	15,826	552	171	1,868	4,712	8,242	3,940	2,331	1,769
22x14	6600x4250	17,369	552	171	2,205	5,497	9,099	3,940	2,331	2,064

Options

Along with the EPDM roof these options are part of the 10 year pack	
Cement Low Maintenance Wall (price per m)	110
MTX External Cladding Upgrade - alongside Sadolin Superdec (per 1.2 x 2.4 board used)	347
MTX (Medite Tricoya Extreme) Trim Pack	1,190
UPVC Front Column Window or Fanlight	297
UPVC Full Drop Opening Window	610
Aluminium Front Column Window or Fanlight	525
Aluminium Full Drop Opening Window	1,005
Standard Colour is RAL7016, other RAL & Colour Match Service on UPVC & Aluminium Doors & Windows	POA
Extra Single Timber, Chalet or Flush door	319
Hardwood door with security pack	616
Upgrade to Wet Room Laminate Flooring (per Sqm) addition to standard laminate price	28
Upgrade to Kardean flooring "Knight tile" to "Art select" per Sqm addition to standard laminate price	50 72
Upgrade to 'Aquarius' non slip wetroom flooring (per Sqm) addition to standard laminate price	91
Dividers/Partitions Lined and Heat or Sound Insulated (price per m run)	231
Skypod & EmGlaze Roof Lights	3500
Velux Fixed or Electric Opening Roof Light	POA
Standard Bar with lighting	1,584
Feature Wall Options Available - Brick/Tile Effect MDF or Split Face Tiling	POA
Extra Materials & Labour for pool rooms	900
Climate Control Unit (VAT Exempt)	1500 2990
Guttering including Downpipe, included with EPDM (price per m)	53
Integrated Blinds	490 540
Large Side Canopy (per metre width) plus MTX	1,200 1,500
Additional Travel Charges & Overnight Costs (price per night)	60 500

All sizes are nominal. The metric sizes are the size you should make the base. These sizes do not include cladding and roof overhangs. You should leave a 200mm minimum gap between base and any obstruction. All double glazing in the bespoke collection is toughened.