

Bespoke Garden Rooms

Price List: July 2025

BAKERS  
EST.1985

| SIZE      |          | OPTIONS AND UPGRADES   |                         |                                          |                     |                               |                   |            |                 |                       |                     |
|-----------|----------|------------------------|-------------------------|------------------------------------------|---------------------|-------------------------------|-------------------|------------|-----------------|-----------------------|---------------------|
| METRIC    | *Bespoke | Aluminium French Doors | Aluminium Sliding Doors | Aluminium Bi-Folding & Tri-Sliding Doors | Windows See Options | Internal Painting & Finishing | Laminate Flooring | LowE Glass | **Concrete Base | **Steel & Timber Base | **Electrics & Comms |
| 2400x1850 | 16,671   | 2,607                  | 2,849                   | n/a                                      | TBA                 | 462                           | 415               | 895        | 1,650           | 1,989                 | 4,228               |
| 3000x1850 | 18,640   | 2,607                  | 2,849                   | 5,654                                    | TBA                 | 578                           | 538               | 953        | 2,178           | 2,952                 | 4,228               |
| 3000x2500 | 19,576   | 2,607                  | 2,849                   | 5,654                                    | TBA                 | 578                           | 590               | 953        | 2,442           | 2,990                 | 4,228               |
| 3000x3100 | 20,467   | 2,607                  | 2,849                   | 5,654                                    | TBA                 | 649                           | 753               | 953        | 3,234           | 3,945                 | 4,228               |
| 3600x2500 | 20,686   | 2,607                  | 3,495                   | 6,901                                    | TBA                 | 649                           | 706               | 1,092      | 3,234           | 3,945                 | 4,228               |
| 3600x3100 | 21,142   | 2,607                  | 3,495                   | 6,901                                    | TBA                 | 751                           | 903               | 1,092      | 3,366           | 4,160                 | 4,228               |
| 3600x3700 | 25,349   | 2,607                  | 3,495                   | 6,901                                    | TBA                 | 837                           | 1,078             | 1,092      | 3,762           | 4,958                 | 4,228               |
| 4200x2500 | 23,231   | 2,607                  | 4,481                   | 7,998                                    | TBA                 | 837                           | 809               | 1,268      | 3,366           | 4,050                 | 4,228               |
| 4200x3100 | 24,275   | 2,607                  | 4,481                   | 7,998                                    | TBA                 | 837                           | 1,055             | 1,268      | 3,825           | 5,172                 | 4,228               |
| 4200x3700 | 27,216   | 2,607                  | 4,481                   | 7,998                                    | TBA                 | 975                           | 1,251             | 1,268      | 3,894           | 5,184                 | 4,228               |
| 4800x2500 | 25,806   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 837                           | 936               | 1,382      | 3,630           | 4,985                 | 4,228               |
| 4800x3100 | 27,445   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 975                           | 1,173             | 1,382      | 3,894           | 5,109                 | 4,228               |
| 4800x3700 | 31,250   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 975                           | 1,458             | 1,382      | 4,092           | 5,276                 | 4,228               |
| 5400x3100 | 30,949   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,213                         | 1,354             | 1,533      | 4,092           | 5,875                 | 4,368               |
| 5400x3700 | 32,547   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,213                         | 1,616             | 1,533      | 4,950           | 6,368                 | 4,368               |
| 5400x4250 | 35,365   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,379                         | 1,890             | 1,533      | 5,200           | 6,995                 | 4,368               |
| 6000x3100 | 31,922   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,328                         | 1,479             | 1,533      | 4,495           | 5,810                 | 4,734               |
| 6000x3700 | 33,649   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,444                         | 1,814             | 1,680      | 5,150           | 6,429                 | 4,734               |
| 6000x4000 | 36,221   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,523                         | 1,961             | 1,680      | 5,295           | 7,132                 | 4,734               |
| 6000x4250 | 36,571   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,628                         | 2,109             | 1,680      | 5,375           | 7,132                 | 4,734               |
| 6000x5000 | 41,589   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,733                         | 2,355             | 1,680      | 5,688           | 8,514                 | 4,734               |
| 6600x3700 | 34,972   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,523                         | 1,961             | 1,819      | 5,344           | 7,132                 | 4,734               |
| 6600x4250 | 40,835   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,628                         | 2,316             | 1,819      | 5,444           | 8,120                 | 4,734               |
| 7500x4000 | 41,589   | 2,607                  | 4,845                   | 8,836                                    | TBA                 | 1,733                         | 2,355             | 2,195      | 5,688           | 8,514                 | 4,734               |

\*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, installation and VAT at 20%

Doors & Windows are additonal 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 additonal lighting)

| SIZE     |           | OPTIONAL EXTRAS |              |         |                       |         |             |                |           |            |                  |
|----------|-----------|-----------------|--------------|---------|-----------------------|---------|-------------|----------------|-----------|------------|------------------|
| IMPERIAL | METRIC    | Bespoke         | Installation | Bearers | Timber Laminate Floor | Linings |             | Double Glazing | EPDM Roof | Roof Tiles | Sadolin Superdec |
|          |           |                 |              |         |                       | TGV     | MDF Painted |                |           |            |                  |
| 8x6      | 2440x1825 | 5,545           | 255          | 86      | 415                   | 1,214   | 2,551       | 1,866          | 1,011     | 562        | 875              |
| 10x6     | 3000x1825 | 6,973           | 270          | 89      | 459                   | 1,321   | 2,675       | 2,235          | 1,209     | 562        | 1,072            |
| 10x8     | 3000x2430 | 8,511           | 290          | 92      | 590                   | 1,499   | 2,817       | 2,235          | 1,398     | 562        | 1,103            |
| 10x10    | 3000x3000 | 9,514           | 339          | 92      | 753                   | 1,874   | 3,182       | 2,475          | 1,398     | 562        | 1,212            |
| 12x8     | 3650x2430 | 9,068           | 339          | 92      | 706                   | 1,799   | 3,307       | 2,475          | 1,398     | 675        | 1,187            |
| 12x10    | 3650x3000 | 10,110          | 339          | 104     | 903                   | 2,249   | 3,862       | 2,475          | 1,398     | 844        | 1,335            |
| 14x8     | 4250x2430 | 9,889           | 368          | 104     | 809                   | 2,099   | 3,813       | 2,873          | 1,398     | 788        | 1,432            |
| 14x10    | 4250x3000 | 10,852          | 368          | 119     | 1,055                 | 2,624   | 4,405       | 2,873          | 1,631     | 985        | 1,633            |
| 14x12    | 4250x3650 | 12,379          | 368          | 119     | 1,241                 | 3,148   | 4,983       | 2,873          | 1,631     | 1,160      | 1,753            |
| 16x8     | 4870x2430 | 10,140          | 368          | 146     | 936                   | 2,399   | 4,286       | 3,128          | 1,631     | 901        | 1,559            |
| 16x10    | 4870x3000 | 11,600          | 445          | 146     | 1,173                 | 2,998   | 5,065       | 3,128          | 1,865     | 1,124      | 1,712            |
| 16x12    | 4870x3650 | 12,553          | 445          | 146     | 1,458                 | 3,598   | 5,766       | 3,545          | 1,865     | 1,350      | 1,861            |
| 18x10    | 5480x3000 | 12,433          | 503          | 146     | 1,354                 | 3,373   | 5,626       | 3,545          | 1,865     | 1,266      | 1,782            |
| 18x12    | 5480x3650 | 13,985          | 503          | 164     | 1,616                 | 4,048   | 6,638       | 3,545          | 1,865     | 1,519      | 2,143            |
| 18x14    | 5480x4250 | 16,069          | 503          | 164     | 1,880                 | 4,722   | 7,351       | 3,790          | 2,333     | 1,773      | 2,302            |
| 20x10    | 6000x3000 | 12,564          | 503          | 164     | 1,479                 | 3,748   | 6,599       | 3,790          | 1,982     | 1,407      | 2,080            |
| 20x12    | 6000x3650 | 15,343          | 503          | 164     | 1,814                 | 4,498   | 7,509       | 3,790          | 1,982     | 1,689      | 2,158            |
| 20x14    | 6000x4250 | 17,904          | 503          | 180     | 2,109                 | 5,247   | 8,434       | 3,790          | 2,333     | 1,969      | 2,387            |
| 20x16    | 6000x4870 | 20,337          | 579          | 180     | 2,355                 | 5,997   | 9,439       | 3,790          | 2,333     | 2,251      | 2,510            |
| 22x12    | 6600x3650 | 16,617          | 579          | 180     | 1,961                 | 4,947   | 8,655       | 4,137          | 2,333     | 1,857      | 2,368            |
| 22x14    | 6600x4250 | 18,238          | 579          | 180     | 2,316                 | 5,772   | 9,554       | 4,137          | 2,333     | 2,167      | 2,501            |

|                                                                                                  |        |                     |
|--------------------------------------------------------------------------------------------------|--------|---------------------|
| Options                                                                                          |        |                     |
| UPVC Front Column Window or Fanlight                                                             |        | £312                |
| UPVC Full Drop Opening Window                                                                    |        | £641                |
| Aluminium Front Column Window or Fanlight                                                        |        | £551                |
| Aluminium Full Drop Opening Window                                                               |        | £1,055              |
| Standard Colour is RAL7016, other RAL & Colour Match Service on UPVC & Aluminium Doors & Windows |        | POA                 |
| Cement Low Maintenance Wall (price per m)                                                        |        | £115                |
| MTX External Cladding Upgrade - alongside Sadolin Superdec (per 1.2 x 2.4 board used)            |        | £364                |
| MTX (Meditre Tricoya Extreme) Trim Pack                                                          |        | £1,250              |
| Internal Flush door (Premium Solid Core Door Upgrade available extra £250)                       |        | £319                |
| Hardwood door with security pack                                                                 |        | £616                |
| Toilet partitions with solid core door & sound insulation                                        |        | £2,050              |
| Shower partitions with solid core door & sound insulation                                        |        | £2,695              |
| Dividers/Partitions Lined and Heat or Sound Insulated (price per m run)                          |        | £748                |
| Upgrade to Wet Room Laminate Flooring (per Sqm) addition to standard laminate price              |        | £29                 |
| Skypod & EmGlaze Roof Lights                                                                     |        | £3,600              |
| Intregated Blinds                                                                                | £490   | £540                |
| Standard Bar with lighting                                                                       |        | £1,663              |
| 3m Side Canopy with MTX rear wall (plus lighting)                                                |        | £8,860              |
| 4m Side Canopy with MTX rear wall (plus lighting)                                                |        | £12,495             |
| Climate Control Unit (VAT Exempt)                                                                | £1,725 | £3,500              |
| Built In Storage Cupboards with Double Set of Hidden Doors (Cost per 1.2m Section)               |        | £945                |
| Supply & Fit 1200mm x 400mm shelf in cupboards on adjustable height brackets (Minimum 3 Shelves) | Each   | £170                |
| Extra height and Apex roofs                                                                      |        | 4% of building cost |
| Through house extra costs                                                                        |        | £300                |
| Additonal 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.