

**The Jay Garden Office & Studio Price list and information – July 2025**

Jay Garden Office (Small Garden Office) – July 2025						
Size	Building with Full Install & EPDM Roof	Base		Electrics	Internet	Paint & Fill Inside
		Concrete	S&T			
2.3 x 1.3	<b>£8955</b>	£1254	£1899	£2330	£575	£433
2.3 x 1.9	<b>£9959</b>	£1650	£1989	£2330	£575	£462
2.3 x 2.5	<b>£10625</b>	£2178	£2952	£2330	£575	£462
2.9 x 1.9	<b>£12272</b>	£2178	£2952	£2330	£575	£578
2.9 x 2.5	<b>£13428</b>	£2442	£2990	£2330	£575	£578
3.5 x 1.9	<b>£13428</b>	£2442	£2990	£2330	£575	£647
3.5 x 2.5	<b>£13915</b>	£3234	£3945	£2330	£575	£647

Extra side windows @ £650 each

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

Jay Garden Studio Collection						
Size	Building with Full Install & EPDM Roof	Base		Electrics	Comms	Paint & Fill Inside
		Concrete	S&T			
3.6 x 3.1	<b>£21811</b>	£3366	£4160	£3518	£710	£751
4.1 x 3.1	<b>£23811</b>	£3825	£5172	£3518	£710	£837
4.1 x 3.7	<b>£27258</b>	£3894	£5184	£3518	£710	£975
4.7 x 2.5	<b>£25661</b>	£3630	£4985	£3518	£710	£837
4.7 x 3.1	<b>£27388</b>	£3894	£5109	£3518	£710	£975
4.7 x 3.7	<b>£29999</b>	£4092	£5276	£3518	£710	£975
5.3 x 2.5	<b>£26358</b>	£4092	£5495	£3518	£710	£975
5.3 x 3.1	<b>£31378</b>	£4092	£5875	£3518	£710	£1213
5.3 x 3.7	<b>£32995</b>	£4950	£6368	£3518	£710	£1213
6.0 x 3.1	<b>£32289</b>	£4290	£5810	£3658	£710	£1328
6.0 x 3.7	<b>£34293</b>	£4950	£6429	£3658	£710	£1444

Extra side windows @ £650 each

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

**Specifications**

The Jay Office & Studio collections are available in 18 sizes, that are focused on less than 1% waste, to offer great value for money. You can choose to have the door to the left, right or middle on the front. All our buildings are within the 2.5m planning height with the base.

They come with a UPVC single door and either one, two or three windows to the front with top fanlight opener and are clad to the front in V-100 MTX cladding. All Offices have the rear and both sides finished with our zero-maintenance cement wall, while the Studio has one side upgrade to MTX with an additional window. All buildings come with an EPDM Rubber Roof, MTX fascia's a 10-year guarantee with zero maintenance.

The entire outside is painted in either Anthracite Grey or Black with matching doors and windows. Plus, you can upgrade to timber trim detailing.

Both buildings have house specifications locks, toughened double glazing, insulated walls, floor and ceiling and internally the building is finished with V1200 MDF lining with a laminate floor and will be fully installed by the Bakers team.

**Extra Window**

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

**Base Work** (subject to survey)

We offer 2 options for base work depending on the available garden space & conditions. Concrete would be the default option or our specially designed Steel and Timber Framed base for more challenging ground and access.  
*Concrete base pump addition if more than 50 metres from kerbside - £360*

**Jay Office Electrics Package** (subject to survey)

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 dimplex convactor heater with digital programmer, LED panel light inside and PIR up-down light outside.

**Jay Studio Electrics Package** (subject to survey)

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 convactor heater. Extras and power upgrades available, a detailed document is available on request

**Communications Package** (subject to survey)

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.

**Complete package**

We can offer a complete package turn-key service, including clearance, base, electrics and communication including Internet cables, plus the internal painting and finishing. However, we are more than happy to work with you or your elected contractors if you prefer. We will guide you through these options to ensure you are informed to make the right decisions for you and your project.

**ADDITIONAL STORAGE SECTION (COMBINATION ROOM)**

All Jays can come with the options to add an additional unlined garden store section forming the ideal combination building. This combination element is simply an extension of the main room and is fitted with our standard hardwood door and carries the same 10-year guarantee. We can provide the base and electrics for the store (provided we are doing this work to the main room as well) Electrics in the store include an internal LED bulkhead light and one double socket.

Additional Storage Section				
Size	Building installed with EPDM Roof	Base		Electrics
		Concrete	Steel & Timber	
1.2 x 1.9	£1963	£350	£415	£170
1.5 x 1.9	£2126	£410	£435	£170
1.8 x 1.9	£2341	£450	£482	£170
1.2 x 2.5	£2172	£396	£448	£170
1.5 x 2.5	£2398	£475	£525	£170
1.8 x 2.5	£2609	£528	£594	£170
1.2 x 3.1	£2364	£475	£523	£170
1.5 x 3.1	£2631	£554	£551	£170
1.8 x 3.1	£3206	£765	£835	£170
1.2 x 3.7	£2529	£528	£577	£170
1.5 x 3.7	£2954	£765	£836	£170
1.8 x 3.7	£3236	£897	£902	£170

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