

Kite Pre-Designed Garden Room – July 2025

Size	Building installed	Concrete Base	Steel and Timber Framed Base	Electrics	Comms	Internal Painting & Finishing
3.6 x 2.5	£23385	£3234	£3945	£3518	£710	£647
3.6 x 3.1	£23995	£3366	£4160	£3518	£710	£751
3.6 x 3.7	£27995	£3782	£4958	£3518	£710	£837
4.2 x 2.5	£25800	£3366	£4050	£3518	£710	£837
4.2 x 3.1	£26995	£3825	£5172	£3518	£710	£837
4.2 x 3.7	£29865	£3894	£5184	£3518	£710	£975
4.8 x 2.5	£28268	£3630	£4985	£3518	£710	£837
4.8 x 3.1	£29995	£3894	£5109	£3518	£710	£975
4.8 x 3.7	£32840	£4092	£5276	£3518	£710	£975
5.4 x 2.5	£28965	£4092	£5495	£3658	£710	£975
5.4 x 3.1	£33985	£4092	£5875	£3658	£710	£1213
5.4 x 3.7	£35700	£4950	£6368	£3658	£710	£1213
6.0 x 2.5	£33580	£3894	£5480	£3658	£710	£1213
6.0 x 3.1	£34995	£4495	£5810	£3658	£710	£1328
6.0 x 3.7	£36900	£5150	£6429	£3658	£710	£1444
6.0 x 5.0	£44659	£5688	£8514	£3658	£710	£1733
6.6 x 3.7	£38250	£5344	£7132	£3658	£710	£1523
7.2 x 3.7	£39200	£5400	£7219	£3658	£710	£1628
7.2 x 4.1	£44659	£5688	£8514	£3658	£710	£1733
8.0 x 3.1	£39350	£5544	£7746	£3658	£710	£1523
8.0 x 3.7	£44659	£5688	£8514	£3658	£710	£1733
9.7 x 3.1	£44659	£5832	£8514	£3658	£710	£1733

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

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

This Kite Garden room comes in 22 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 as standard but can be offset, 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 building fall within.

Now Available in Black Edition with Black Doors & Windows and Cladding:
With Timber Trim Upgrade Options - £200-£800 timber type and amount depending.

Internally it comes as standard with V-200 MDF walls and V-1200 ceiling all painted in "Timeless" or primed 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 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*

Electrics Package (subject to survey)

Our standard electrics package includes up to a 30m submain with 13amp 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 (subject to survey)

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 bracket on the wall with concealed cables and socket.

Complete package

We can offer a complete package turn-key service, including clearance, base, electrics and communication including Internet and the fitting of TV's, 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.

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. Electrics include LED Bulkhead Light with Switch and Double Socket.

Additional Storage Section (Combination Room)				
Size	Building installed	Concrete Base	Steel and Timber Framed Base	Electrics
1.2 x 2.5	£2459	£396	£448	£170
1.5 x 2.5	£2703	£475	£525	£170
1.8 x 2.5	£2934	£528	£594	£170
1.2 x 3.1	£2659	£475	£523	£170
1.5 x 3.1	£2960	£554	£551	£170
1.8 x 3.1	£3551	£765	£835	£170
1.2 x 3.7	£2844	£528	£577	£170
1.5 x 3.7	£3299	£765	£836	£170
1.8 x 3.7	£3631	£897	£902	£170

*All prices inclusive of VAT @ 20%, subject to a virtual or actual survey
Please note, not all sizes can have a store added.*