

Bespoke Garden Rooms

Price List: June 2024

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	16,124	2,607	2,849	n/a	TBA	1,093	415	895	1,556	3,687
3000x1825	17,653	2,607	2,849	5,654	TBA	1,290	538	953	2,247	3,687
3000x2430	20,293	2,607	2,849	5,654	TBA	1,361	590	953	2,571	3,687
3000x3000	22,945	2,607	2,849	5,654	TBA	1,361	753	953	3,289	3,687
3650x2430	22,587	2,607	3,495	6,901	TBA	1,557	706	1,092	3,145	3,687
3650x3000	24,933	2,607	3,495	6,901	TBA	1,675	903	1,092	3,624	3,687
3650x3650	26,863	2,607	3,495	6,901	TBA	1,772	1,078	1,092	3,899	3,687
4250x2430	24,519	2,607	4,481	7,998	TBA	1,772	809	1,268	3,585	3,687
4250x3000	26,965	2,607	4,481	7,998	TBA	1,852	1,055	1,268	3,683	3,687
4250x3650	29,892	2,607	4,481	7,998	TBA	1,921	1,251	1,268	4,458	3,687
4870x2430	26,549	2,607	4,845	8,836	TBA	1,951	936	1,382	3,737	3,687
4870x3000	29,456	2,607	4,845	8,836	TBA	2,149	1,173	1,382	4,458	3,687
4870x3650	34,194	2,607	4,845	8,836	TBA	2,267	1,458	1,382	4,722	3,687
5480x3000	32,784	2,607	4,845	8,836	TBA	2,345	1,354	1,533	4,520	3,687
5480x3650	37,203	2,607	4,845	8,836	TBA	2,701	1,616	1,533	4,972	3,687
5480x4250	43,466	2,607	4,845	8,836	TBA	2,758	1,890	1,533	5,822	3,687
6000x3000	35,698	2,607	4,845	8,836	TBA	2,954	1,479	1,533	4,696	4,193
6000x3650	41,144	2,607	4,845	8,836	TBA	3,135	1,814	1,680	5,736	4,193
6000x4000	44,589	2,607	4,845	8,836	TBA	3,842	1,961	1,680	5,874	4,193
6000x4250	45,653	2,607	4,845	8,836	TBA	3,331	2,109	1,680	6,010	4,193
6000x4870	51,009	2,607	4,845	8,836	TBA	3,607	2,355	1,680	6,941	4,193
6600x3650	44,604	2,607	4,845	8,836	TBA	3,843	1,961	1,819	5,917	4,333
6600x4250	49,827	2,607	4,845	8,836	TBA	3,940	2,316	1,819	6,837	4,333
7600x3650	48,983	2,607	4,845	8,836	TBA	3,923	2,267	2,195	6,641	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	5,545	255	86	415	1,214	2,551	1,866	1,011	562
10x6	3000x1825	6,973	270	89	459	1,321	2,675	2,235	1,209	562
10x8	3000x2430	8,511	290	92	590	1,499	2,817	2,235	1,398	562
10x10	3000x3000	9,514	339	92	753	1,874	3,182	2,475	1,398	562
12x8	3650x2430	9,068	339	92	706	1,799	3,307	2,475	1,398	675
12x10	3650x3000	10,110	339	104	903	2,249	3,862	2,475	1,398	844
14x8	4250x2430	9,889	368	104	809	2,099	3,813	2,873	1,398	788
14x10	4250x3000	10,852	368	119	1,055	2,624	4,405	2,873	1,631	985
14x12	4250x3650	12,379	368	119	1,241	3,148	4,983	2,873	1,631	1,160
16x8	4870x2430	10,140	368	146	936	2,399	4,286	3,128	1,631	901
16x10	4870x3000	11,600	445	146	1,173	2,998	5,065	3,128	1,865	1,124
16x12	4870x3650	12,553	445	146	1,458	3,598	5,766	3,545	1,865	1,350
18x10	5480x3000	12,433	503	146	1,354	3,373	5,626	3,545	1,865	1,266
18x12	5480x3650	13,985	503	164	1,616	4,048	6,638	3,545	1,865	1,519
18x14	5480x4250	16,069	503	164	1,880	4,722	7,351	3,790	2,333	1,773
20x10	6000x3000	12,564	503	164	1,479	3,748	6,599	3,790	1,982	1,407
20x12	6000x3650	15,343	503	164	1,814	4,498	7,509	3,790	1,982	1,689
20x14	6000x4250	17,904	503	180	2,109	5,247	8,434	3,790	2,333	1,969
20x16	6000x4870	20,337	579	180	2,355	5,997	9,439	3,790	2,333	2,251
22x12	6600x3650	16,617	579	180	1,961	4,947	8,655	4,137	2,333	1,857
22x14	6600x4250	18,238	579	180	2,316	5,772	9,554	4,137	2,333	2,167

Options

Along with the EPDM roof these options are part of the 10 year pack

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 (Medite Tricoya Extreme) Trim Pack	1,250
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
Internal Flush door (Premium Solid Core Door Upgrade available extra £250)	319
Hardwood door with security pack	616
Upgrade to Wet Room Laminate Flooring (per Sqm) addition to standard laminate price	29
Upgrade to Kardean flooring "Knight tile" to "Art select" per Sqm addition to standard laminate price	POA
Upgrade to 'Aquarius' non slip wetroom flooring (per Sqm) addition to standard laminate price	POA
Dividers/Partitions Lined and Heat or Sound Insulated (price per m run)	243
Skypod & EmGlaze Roof Lights	3500
Velux Fixed or Electric Opening Roof Light	POA
Standard Bar with lighting	1,663
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)	1725
Guttering including Downpipe, included with EPDM (price per m)	53
Integrated Blinds	490
Large Side Canopy (per metre width) plus MTX	1,260
Additional Travel Charges & Overnight Costs (price per night)	60

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.