

STANDARD GARDEN ROOMS FROM ADDISON OUSEBANK. ENQUIRY LINE: 01234 825106

January 1, 2010

All buildings include as standard PVCu double glazed windows and doors toughened to any low level / safety areas. Buildings are lined and insulated throughout. Roof covering with either 'Metro' Steel tiles or cedar shingles. Internal lining boards; 9mm MDF board with ceiling being vaulted or flat.

External stain finish as standard – painting upgrade options below and laminate floor fitted as priced below.

All prices include VAT and FREE installation onto your level prepared base.

WESTLEIGH				
Size	Metric	Price	Paint Finish	Laminate Floor
10' x 8'	3 x 2.4	£5,619	£469	£416
12' x 8'	3.6 x 2.4	£6,244	£594	£485
14' x 8'	4.2 x 2.4	£7,494	£719	£555
16' x 8'	4.8 x 2.4	£8,744	£844	£694
10' x 10'	3 x 3	£6,869	£791	£509
12' x 10'	3.6 x 3	£8,119	£949	£601
14' x 10'	4.2 x 3	£9,369	£1,106	£694
16' x 10'	4.8 x 3	£9,994	£1,000	£786
12' x 12'	3.6 x 3.6	£9,368	£906	£594
14' x 12'	4.2 x 3.6	£9,994	£1,063	£688
16' x 12'	4.8 x 3.6	£11,244	£1,219	£788
Westleigh Optional Extras				
Velux	£619	Extra Single Door	£563	
Double Doors	£719	Windows 1000mm x 800 (each)	£244	
Single dr in lieu of DD	-£120	Windows 1200 x 1000 (each)	£481	
Westleigh Insulated, lined internal partitions				
2400mm wide	£605	3000mm wide	£756	
3600mm wide	£908			



To order, book a site visit or ask for more details please email: sales@addisonousebank.co.uk or telephone: 01234 825106. Display site address: Willow Vale, Pavenham Road, Oakley, Bedford. MK43 7SZ.

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SPECIFICATION AND STANDARD FEATURES INCLUDE;	
<ul style="list-style-type: none">External Stain Treatment using microporous laquer in a translucent antique pine colour.	<ul style="list-style-type: none">White PVCu Double glazed Windows and Doors with high security locking.
<ul style="list-style-type: none">Double doors with 5 point locking system	<ul style="list-style-type: none">Two fixed windows (two pane)
<ul style="list-style-type: none">Ex 75mm x 50mm softwood framing	<ul style="list-style-type: none">Two opening windows (side hung)
<ul style="list-style-type: none">15mm tongue and grooved softwood cladding (finished size)	<ul style="list-style-type: none">Square PVCu gutters and downpipes in white black or brown
<ul style="list-style-type: none">Fully insulated floor, walls and ceiling using 50mm foil backed 'Cellotex' to walls and ceiling and 50mm polystyrene to floor.	<ul style="list-style-type: none">White primed flat 9mm MDF lining to walls and ceiling / suspended if required.
<ul style="list-style-type: none">Ex 150mm x 50mm pressure treated floor joists	<ul style="list-style-type: none">22mm heavy duty moisture resistant floor
<ul style="list-style-type: none">Eaves height at the lowest point 7ft 4inches.	<ul style="list-style-type: none">FREE installation onto your level prepared base
<ul style="list-style-type: none">Cedar Shingles to roof or Metro Steel Tiles	<ul style="list-style-type: none">FREE site visits (local areas only – see website)

LINED AND INSULATED WALLS:

These garden offices include fully lined and insulated walls with 70mm x 45mm softwood framework and a vapour barrier. 40mm foil backed high quality insulation board (Cellotex) is fitted between the framework which is then clad over with 9mm white primed flat MDF board.

INSULATED FLOOR:

22mm moisture resistant particle board is fitted onto pressure treated 140mm x 45mm floor joists. 50mm polystyrene insulation is fitted between the joists.

LINED AND INSULATED ROOF:

Roof is lined with 40mm foiled backed high quality insulation board (Cellotex). The roof is then lined with a 9mm white primed flat MDF board.

EXTERNAL WOOD STAINS:

Treated externally with a good quality microporous woodstain in a translucent antique pine colour. Microporous woodstains are impervious to water, but not to water vapour, which allows the wood to breath.

PVCU WINDOWS AND DOORS:

White PVCu double glazed windows and doors are fitted as standard. Double doors feature 5 point locking systems glazed with toughened sealed units. Two fixed double pane PVCu windows are also fitted as standard and two side hung opening windows are also fitted. Extra windows and doors are available at extra cost.

LENGTH AND WIDTH:

In the prices chart on previous page the first dimension is with width (gable end) and the second dimension is the depth. All sizes quoted as external office sizes unless stated otherwise. Bespoke sizes are also available – please ask for a quotation.

OPTIONAL EXTRAS:	
<ul style="list-style-type: none">Electrical first fix with cables positioned behind the internal lining (excludes fittings)	<ul style="list-style-type: none">Made from smaller sections for restricted and difficult access (extra cost)
<ul style="list-style-type: none">Timber window and doors	<ul style="list-style-type: none">Laminated floor
<ul style="list-style-type: none">Additional windows	<ul style="list-style-type: none">Insulated and lined internal partitions
<ul style="list-style-type: none">Coloured external / internal paint finish	<ul style="list-style-type: none">Internal doors for partitions
<ul style="list-style-type: none">Kiln Dried Matchboard lining to ceiling.	<ul style="list-style-type: none">Base works
<ul style="list-style-type: none">Veluxe Roof windows	<ul style="list-style-type: none">Roof storage / Shelving

EXTRAS for ALL Buildings:	
Felt Tiles per sq foot Roof	£ 4.38
Cedar Shingles per sq ft Roof	£ 8.75
Coloured Treatment per ft Run	£ 11.25
Walls Lined and Insulated per ft Run	£ 17.50
Roof Lined and Insulated per sq ft Roof	£ 3.75

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