



PASSIVSPACE

BESPOKE GARDEN BUILDINGS



*** Example pricing to act as a guide. Nearly all our projects are bespoke**
TURN-KEY PRICES, FULLY COMPLETE

Size (m)	Area (m2)	Guide Price (inc VAT)
3 x 2	6	£11,700
3x2.5	7.5	£12,000
3x3	9	£13,000
3x3.5	10.5	£14,000
3x4	12	£15,000
3x4.5	13.5	£16,000
3x5	15	£17,000
3.5x2	7	£12,000
3.5x2.5	8.75	£13,000
3.5x3	10.5	£14,000
3.5x3.5	12.25	£15,000
3.5x4	14	£16,000
3.5x4.5	15.75	£17,000
3.5x5	17.5	£17,500
4x2	8	£12,500
4x2.5	10	£14,000
4x3	12	£15,000
4x3.5	14	£16,000
4x4	16	£17,000
4x4.5	18	£18,000
4x5	20	£20,000
4.5x3	13.5	£16,000
4.5x3.5	15.75	£17,000
4.5x4	18	£18,000
4.5x4.5	20.25	£20,000
4.5x5	22.5	£22,000
5x3	15	£17,000
5x3.5	17.5	£17,500
5x4	20	£20,000
5x4.5	22.5	£22,000
5x5	25	£25,000



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Size (m)	Area (m2)	Guide Price (inc VAT)
5.5x3	16.5	£17,000
5.5x3.5	19.25	£19,000
5.5x4	22	£22,000
5.5x4.5	24.75	£24,000
5.5x5	27.5	£26,000
6x3	18	£18,000
6x3.5	21	£21,000
6x4	24	£24,000
6x4.5	27	£26,000
6x5	30	£27,000
6.5x3	19.5	£19,000
6.5x3.5	22.75	£22,000
6.5x4	26	£26,000
6.5x4.5	29.25	£27,000
6.5x5	35.75	£32,000
7x3	21	£21,000
7x3.5	24.5	£24,000
7x4	28	£27,000
7x4.5	31.5	£30,000
7x5	35	£31,000
7.5x3	22.5	£22,000
7.5x3.5	26.25	£26,000
7.5x4	30	£29,000
7.5x4.5	33.75	£32,000
7.5x5	37.5	£33,500
8x3	24	£24,000
8x3.5	28	£27,000
8x4	32	£30,000
8x4.5	36	£33,500
8x5	40	£36,000
9x3	27	£26,000



BESPOKE GARDEN BUILDINGS



Full Specification:

The following items are included in our bespoke Turn-Key garden room packages

FOUNDATIONS

To avoid excavation and disruption, our garden rooms are mounted on galvanised steel piles or angled steel with bolts. Which provide a modern alternative to concrete foundations. It is a fast and durable solution, ideal for garden rooms / modular buildings where minimal disturbance to ground areas such as lawns and paths is desirable.

FLOOR / WALLS

Passiv-Space buildings are built using Structural Insulated Panels (SIPs). This method of construction is fast and precise, resulting in greatly enhanced insulation U-Values and overall strength of the building.

The panels consist of an insulating foam core sandwiched between two structural faced boards, resulting in many benefits:

- ✓ A high U- Value that results in up to 60% lower energy costs than standard rooms
- ✓ The structure is 7 times stronger than timber framed building
- ✓ Consists of SIP floor 100mm, SIP walls 100mm, and SIP roof 150mm thick
- ✓ Lower wastage and environmentally sustainable construction

ROOF CONSTRUCTION

Passiv-Space use the best materials throughout all our garden rooms, so the roof covering is a vitally important component. We use Firestone rubber (EPDM) roofing system, giving a 20 year guarantee and a 50 year expected life.

EXTERIOR

The exterior of our buildings are designed for superior aesthetic appearance and a long life with excellent weather resistance. The standard cladding is either weatherboard barn style or thermowood (kiln dried) external cladding with secret fixing.

Upgraded cladding to western red cedar is available on request

WINDOWS / DOORS

2 x full height windows

1 x sliding or french doors

uPVC double glazing, with choice of standard colours white, grey, brown

High security 5-point locking to doors



Full Specification:

The following items are included in our bespoke Turn-Key garden room packages

INTERIOR

Passiv-Space Turn-Key package come ready to be furnished. Interior walls all plastered and painted in a choice of traditional or contemporary colours

- ✓ Internal walls professionally plastered and painted
- ✓ 3 inch, primed and painted MDF skirting boards
- ✓ Laminate flooring
- ✓ 1 light switch, white or chrome
- ✓ Strip lights or spot lights
- ✓ Electrical consumer unit with RCD
- ✓ Fully installed Heating 1x panel radiator optimised for room size

WARRANTY

Passiv-Space garden buildings can be purchased with full confidence thanks to the provision of comprehensive cover

- ✓ 10 year SIP structural warranty
- ✓ 24 month warranty on all fixtures and fittings
- ✓ 20 year warranty on the rubber roofing membrane

UPGRADES

For a full list see our website extras page.

These are our most commonly selected upgrades

Upgrades	Description	Cost
Cladding	Change from Thermowood to Western Red Cedar	£30m2
Additional windows	Add additional windows	£225 from
Bi-fold doors	Change doors to Bi-fold	£1000 per section
Windows	Change from uPVC to Aluminium anthracite grey	£500-£1500
Flooring	Change from laminate to engineered flooring	£45m2
Decking	Add decking to the garden room	£175m2 from