

**INSPIRED  
GARDEN  
ROOMS**

**www.inspiredgardenrooms.com**

**Tel 0161 222 5930 / 292 3353**

**SHOWROOM NOW OPEN**

**6D, ARROW TRADING ESTATE, CORPORATION ROAD, MANCHESTER, M34 5LR**

We build all our garden rooms bespoke to suit your needs so any design is possible!

See some of our standard designs in our brochure which you can download from our website

**CUBE, CANOPY, CANOPY, PITCHED, TERRACE & MAXI**

For a personalised quote please email your sizes & requirements & photo of the site to  
[mark@inspiredgardenrooms.com](mailto:mark@inspiredgardenrooms.com)

Any size, shape and finishes is possible, so just let us know what you like and we will price accordingly  
IE external finishes cedar? softwood? render? metal panels?

Prices shown are plus VAT and for a guide only .

The price list exclude delivery, floor finishes, decoration and electrical feed to link house and room.  
All of which can be added if required.

All our rooms come as standard come with:

- with high quality powder coated aluminium doors,.
- all structure insulated to surpass current building regulations .
- all interiors plastered & skimmed internal finishes.
- LED lighting (Inside & out) & sockets included.
- 10 year structural warranty
- For full specification see our websites



# CUBE PRICE LIST

ANY SIZE AVAILABLE ON REQUEST- EVERY GARDEN ROOM IS MADE TO MEASURE. ALL STRUCTURE, ROOFING AND INSULATION SAME SPEC' ON ALL MODELS

STEP 1	RANGE	CUBE	CUBE	CUBE	CUBE
STEP 2	DOOR CONFIGURATION	DOOR OPTIONS	PAIR OF HINGED DOORS	SLIDING / FOLDING DOORS	DOOR & GLAZED CORNER
STEP 3	Size	Area (sqm)	Ex VAT £	Ex VAT £	Ex VAT £
	External				
	2.5m x 2.5m	6.25	£9,950	£10,950	10950 (single door)
	3m x 2.5m	7.5	£10,950	£11,950	11950 (single door)
	3m x 3m	9	£11,950	£12,950	12950 (single door)
	3.5m x 3m	10.5	£12,950	£13,950	13950 (single door)
	3.5m x 3.5m	12.25	£13,950	£14,950	14950 (single door)
	4m x 2.5m	10	£12,450	£13,450	14450 (incl' Bi fold)
	4m x 3m	12	£13,450	£14,450	15450 (incl' Bi fold)
	4m x 3.5m	14	£14,450	£15,450	16450 (incl' Bi fold)
	4m x 4m	16	£15,450	£16,450	17450 (incl' Bi fold)
	4.5m x 3m	13.5	£13,950	£14,450	15450 (incl' Bi fold)
	4.5m x 3.5m	15.75	£15,450	£16,450	17450 (incl' Bi fold)
	4.5m x 4m	18	£16,450	£17,450	18450 (incl' Bi fold)
	5m x 3m	15	£14,950	£15,950	16950 (incl' Bi fold)
	5m x 3.5m	17.5	£16,450	£17,450	18450 (incl' Bi fold)
	5m x 4m	20	£17,450	£18,450	19450 (incl' Bi fold)

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OUTLINE SPECIFICATION: Pile foundations, Insulated timber structural frame, 100mm Kingspan or similar to walls and floor and 125mm to roof.

All fully compliant with building regulations even though may not be required. Cedar or Thermowood (depending on range) vertical cladding to front and 1 side. Optional extra to increase cladding to more sides or change to horizontal / mitred joints. Other claddings are available.

Internally : plaster boarded & skimmed walls and ceiling. Floor finish:

Electrics: All certified installation including consumer unit, Minimum off 4 double socket & 4 LED internal lights.

Excluded from above Prices : (1) Delivery (based on location) (2) Electrical feed back to house (3) Decoration (4) flooring

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# CANOPY PRICE LIST

ANY SIZE AVAILABLE ON REQUEST- EVERY GARDEN ROOM IS MADE TO MEASURE. ALL STRUCTURE, ROOFING AND INSULATION SAME SPEC' ON ALL MODELS

STEP 1	<b>RANGE</b>	<b>CANOPY</b>	<b>CANOPY</b>	<b>CANOPY</b>	<b>CANOPY</b>
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STEP 2	<b>DOOR CONFIGURATION</b>	<b>DOOR OPTIONS</b>	<b>PAIR OF HINGED DOORS</b>	<b>SLIDING / FOLDING DOORS</b>	<b>DOOR &amp; GLAZED CORNER</b>
			OPTION A	OPTION B	OPTION C

STEP 3	Size	Area (sqm)	Ex VAT £	Ex VAT £	Ex VAT £
	External				
	2.5m x 2.5m	6.25	£9,950	£10,950	10950 (single door)
	3m x 2.5m	7.5	£10,950	£11,950	11950 (single door)
	3m x 3m	9	£11,950	£12,950	12950 (single door)
	3.5m x 3m	10.5	£12,950	£13,950	13950 (single door)
	3.5m x 3.5m	12.25	£13,950	£14,950	14950 (single door)
	4m x 2.5m	10	£12,450	£13,450	14450 (incl' Bi fold)
	4m x 3m	12	£13,450	£14,450	15450 (incl' Bi fold)
	4m x 3.5m	14	£14,450	£15,450	16450 (incl' Bi fold)
	4m x 4m	16	£15,450	£16,450	17450 (incl' Bi fold)
	4.5m x 3m	13.5	£13,950	£14,450	15450 (incl' Bi fold)
	4.5m x 3.5m	15.75	£15,450	£16,450	17450 (incl' Bi fold)
	4.5m x 4m	18	£16,450	£17,450	18450 (incl' Bi fold)
	5m x 3m	15	£14,950	£15,950	16950 (incl' Bi fold)
	5m x 3.5m	17.5	£16,450	£17,450	18450 (incl' Bi fold)
	5m x 4m	20	£17,450	£18,450	19450 (incl' Bi fold)

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# PITCHED PRICE LIST

ANY SIZE AVAILABLE ON REQUEST- EVERY GARDEN ROOM IS MADE TO MEASURE. ALL STRUCTURE, ROOFING AND INSULATION SAME SPEC' ON ALL MODELS

STEP 1	RANGE	PITCHED	PITCHED	PITCHED	PITCHED
STEP 2	DOOR CONFIGURATION	DOOR OPTIONS	PAIR OF HINGED DOORS	SLIDING / FOLDING DOORS	DOOR & GLAZED CORNER
			OPTION A	OPTION B	OPTION C
STEP 3	Size	Area (sqm)	Ex VAT £	Ex VAT £	Ex VAT £
	External				
	4m x 2.5m	10	£13,950	£14,950	£15,950
	4m x 3.5m	14	£16,450	£17,450	£18,450
	4.5m x 4.5	20.25	£19,450	£20,450	£21,450
	5m x 2.5m	12.5	£14,450	£15,450	£16,450
	5m X 3m	15	£15,950	£16,950	£17,950
	5m X 3.5m	17.5	£17,450	£18,450	£19,450
	5m X 4m	20	£18,950	£19,950	£20,950
	5m x 5m	25	£21,950	£22,950	£23,950
	6m x 4m	24	£21,450	£22,450	£23,450
	6m x 5m	30	£24,950	£25,950	£26,950
	6m x 6m	36	£28,450	£29,450	£30,450

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Electrics: All certified installation including consumer unit, Minimum off 4 double socket & 4 LED internal lights.  
Excluded from above Prices : (1) Delivery (based on location) (2) Electrical feed back to house (3) Decoration (4) flooring  
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# TERRACE PRICE LIST

ANY SIZE AVAILABLE ON REQUEST- EVERY GARDEN ROOM IS MADE TO MEASURE. ALL STRUCTURE, ROOFING AND INSULATION SAME SPEC' ON ALL MODELS

STEP 1	RANGE	TERRACE	TERRACE	TERRACE	TERRACE
STEP 2	DOOR CONFIGURATION	DOOR OPTIONS	PAIR OF HINGED DOORS	SLIDING / FOLDING DOORS	DOOR & GLAZED CORNER
STEP 3	Size	Area (sqm)	Ex VAT £	Ex VAT £	Ex VAT £
	External				
	2.5m x 2.5m + CANOPY OF SAME SIZE	6.25 + CANOPY OF SAME SIZE	£11,500	£12,500	£13,500
	3m x 2.5m + CANOPY OF SAME SIZE	7.5 + CANOPY OF SAME SIZE	£12,500	£13,500	£14,500
	3m x 3m + CANOPY OF SAME SIZE	9 + CANOPY OF SAME SIZE	£14,000	£15,000	£16,000
	3.5m x 3m + CANOPY OF SAME SIZE	10.5 + CANOPY OF SAME SIZE	£15,500	£16,500	£17,500
	3.5m x 3.5m + CANOPY OF SAME SIZE	12.25 + CANOPY OF SAME SIZE	£17,000	£18,000	£19,000
	4m x 2.5m + CANOPY OF SAME SIZE	10 + CANOPY OF SAME SIZE	£15,000	£16,000	£17,000
	4m x 3m + CANOPY OF SAME SIZE	12 + CANOPY OF SAME SIZE	£16,500	£17,500	£18,500
	4m x 3.5m + CANOPY OF SAME SIZE	14 + CANOPY OF SAME SIZE	£18,000	£19,000	£20,000
	4m x 4m + CANOPY OF SAME SIZE	16 + CANOPY OF SAME SIZE	£20,000	£21,000	£22,000
	4.5m x 3m + CANOPY OF SAME SIZE	13.5 + CANOPY OF SAME SIZE	£17,500	£18,500	£19,500
	4.5m x 3.5m + CANOPY OF SAME SIZE	15.75 + CANOPY OF SAME SIZE	£20,000	£21,000	£22,000
	4.5m x 4m + CANOPY OF SAME SIZE	18 + CANOPY OF SAME SIZE	£22,000	£23,000	£24,000
	5m x 3m + CANOPY OF SAME SIZE	15 + CANOPY OF SAME SIZE	£19,000	£20,000	£21,000
	5m x 3.5m + CANOPY OF SAME SIZE	17.5 + CANOPY OF SAME SIZE	£21,500	£22,500	£23,500
	5m x 4m + CANOPY OF SAME SIZE	20 + CANOPY OF SAME SIZE	£22,300	£24,500	£25,500

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STEP 1	RANGE	PITCHED TERRACE	PITCHED TERRACE	PITCHED TERRACE	PITCHED TERRACE
STEP 2	DOOR CONFIGURATION	DOOR OPTIONS	PAIR OF HINGED DOORS	SLIDING / FOLDING DOORS	DOOR & GLAZED CORNER
STEP 3	Size	Area (sqm)	Ex VAT £	Ex VAT £	Ex VAT £
	External				
	2.5m x 2.5m + CANOPY OF SAME SIZE	6.25 + CANOPY OF SAME SIZE	£14,950	£16,000	£17,000
	3m x 2.5m + CANOPY OF SAME SIZE	7.5 + CANOPY OF SAME SIZE	£16,500	£17,500	£18,500
	3m x 3m + CANOPY OF SAME SIZE	9 + CANOPY OF SAME SIZE	£18,000	£19,000	£20,000
	3.5m x 3m + CANOPY OF SAME SIZE	10.5 + CANOPY OF SAME SIZE	£19,500	£20,500	£21,500
	3.5m x 3.5m + CANOPY OF SAME SIZE	12.25 + CANOPY OF SAME SIZE	£21,500	£22,500	£23,500
	4m x 2.5m + CANOPY OF SAME SIZE	10 + CANOPY OF SAME SIZE	£19,000	£20,000	£21,000
	4m x 3m + CANOPY OF SAME SIZE	12 + CANOPY OF SAME SIZE	£21,000	£22,000	£23,000
	4m x 3.5m + CANOPY OF SAME SIZE	14 + CANOPY OF SAME SIZE	£23,000	£24,000	£25,000
	4m x 4m + CANOPY OF SAME SIZE	16 + CANOPY OF SAME SIZE	£25,000	£27,000	£28,000
	4.5m x 3m + CANOPY OF SAME SIZE	13.5 + CANOPY OF SAME SIZE	£22,500	£23,500	£24,500
	4.5m x 3.5m + CANOPY OF SAME SIZE	15.75 + CANOPY OF SAME SIZE	£24,500	£25,500	£26,500
	4.5m x 4m + CANOPY OF SAME SIZE	18 + CANOPY OF SAME SIZE	£27,000	£28,000	£29,000
	5m x 3m + CANOPY OF SAME SIZE	15 + CANOPY OF SAME SIZE	£24,000	£25,000	£26,000
	5m x 3.5m + CANOPY OF SAME SIZE	17.5 + CANOPY OF SAME SIZE	£26,500	£27,500	£28,500
	5m x 4m + CANOPY OF SAME SIZE	20 + CANOPY OF SAME SIZE	£28,500	£29,500	£30,500

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# MAXI PRICE LIST

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STEP 1	RANGE	MAXI	MAXI	MAXI	MAXI
STEP 2	DOOR CONFIGURATION	DOOR OPTIONS	2 PAIR OF HINGED DOORS	SLIDING / FOLDING DOORS	DOOR & GLAZED CORNER
STEP 3	Size	Area (sqm)	Ex VAT £	Ex VAT £	Ex VAT £
	External				
	6m x 3.5m	21	£17,950	£19,450	£20,450
	6m x 4m	24	£19,450	£20,950	£21,950
	6m x 4.5m	27	£20,950	£22,450	£23,450
	6m x 5m	30	£21,950	£23,450	£24,450
	7m x 3.5m	24.5	£19,950	£21,450	£22,450
	7m x 4m	28	£20,950	£22,450	£23,450
	7m x 4.5m	31.5	£22,450	£23,950	£24,950
	7m x 5m	35	£25,450	£26,950	£27,950
	8m x 3.5m	28	£20,950	£22,450	£23,450
	8m x 4m	32	£22,950	£24,450	£25,450
	8m x 4.5m	36	£25,950	£27,450	£28,450

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