



QUOTE

QUOTE #1112

PREPARED FOR
Kate Tomlinson
11 Westholm
Letchworth
Sg6 4JB

PREPARED DATE
10th Dec 2024

EXP. DATE
10th Jan 2025

Description			TOTAL
For the design, build and completion of a bespoke 2.5m x 3..5m approx, pitched roofed garden room. Built on a solid concrete base arranged by us.			
Area will need to be cleared of existing shed before we arrive.			
Basic build to include.. Skip hire or waste collection			
Fully insulated subfloor on DPM with 50mm Celotex and 18mm chipboard flooring.			

Ceiling to be fully insulated with 75mm celotex insulation. 100mm stud Walls to be filled with 100mm roll insulation. Breathable membrane and 9mm osb on all external walls. Cladding fitted to 2x, 19mm x 38mm counter battens plus air flow gap. Internal walls to be dry lined and plastered or timber cladding. Pitch to be agreed on site. Roof joists to be set at 400mm centres Up to 300mm of soffit overhang on front, 50mm on sides. Wooden fascia on front and two sides. Gutters and downpipes. We will fit a 200 Ltr water butt if requested. Painting & Decorating Paint package to include white walls, ceiling and skirting. Flooring. Choice of laminate flooring. . Cladding. Thermowood cladding to front and 2 side external walls. Rear wall to be cladded in treated feather edge, Fitted vertically or horizontally. Doors and windows. 1x UPVC French style entrance door, 1500 mm metres wide x 2000 mm . Colour Anthracite/grey. White on the inside. 1x upvc window up to 1000mm x 700mm. Colour Anthracite / grey. White on the inside. Electric package			
--	--	--	--

Cable run from the garage to the garden room only. Cable can be pinned to the fence line at low level. Small consumer unit. 4 x white double sockets over the whole build. 1x outside double socket White recessed ceiling downlights. 4 x soffit spots or 2x wall lights. 1x spur for heater. 1500kw electric panel heater. Labour. Professional installation. Full project management. Electrical installation by our fully qualified electrician plus certificate of electrical works.			

THIS QUOTATION IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

1. **There is no internet run included in this quote.**
2. **WHEN LAYING THE FOUNDATION.** We will need a minimum gap of 500mm (half a metre) all the way around between the footprint of the building and any fence line or boundary for buildings up to 15m² for construction, overhangs and maintenance purposes. Any build over 15m² should be set at 1000mm (1metre) from any boundary.
3. Any extra works or materials to be agreed on site with the client and added to an invoice separately .
4. Final design to be arranged with the client.
5. If you have a painting package included in your quote then please note all painting will be carried out at the end of the job (after our electrical installation). Fixtures and fittings will be protected before this work starts.
6. Please note that when you install a new timber frame building you may experience some small cracking in the plaster due to settlement and movement in the timber.
7. Any overhanging trees or bushes must be cleared or cut back prior to work commencing on the garden room build.
8. Once the quote is agreed a 50% deposit of the final balance will need to be paid at least five weeks before work starts, we will invoice for this.
9. **We love dogs but we don't like dog poo.** We kindly ask if you have any pets they are kept away from the building area at all times.
10. **Parking and site access.** We will need to be able to park at least one van on or very close to the property while the build is under way, we use large and heavy materials and it is important that we can access the site safely.
11. This quotation is valid for 30 days.

HELPFUL NUMBERS .

Union Bell'O



For ground works - J Woods Construction.



Our Electrician - B K Electrical.



Union Bell'O , 2 Ashtons Lane, Baldock, Hertfordshire, SG7 6JJ