

ECO MODERN

Order Code	Width x Depth	External		Internal Area	Eco Fibre Cement	Eco Composite	Eco Thermowood	Eco Stone	Eco Western Red Cedar
EM2525	2.5m x 2.5m	2.6m	2.6m	5.29m ²	£15,834.00	£16,194.00	£16,434.00	£16,794.00	£18,114.00
EM325	3m x 2.5m	3.1m	2.6m	6.44m ²	£16,794.00	£17,154.00	£17,514.00	£17,994.00	£19,314.00
EM3525	3.5m x 2.5m	3.6m	2.6m	7.59m ²	£17,754.00	£18,234.00	£18,594.00	£19,074.00	£20,634.00
EM33	3m x 3m	3.1m	3.1m	7.84m ²	£17,754.00	£18,234.00	£18,594.00	£19,074.00	£20,634.00
EM425	4m x 2.5m	4.1m	2.6m	8.74m ²	£18,714.00	£19,194.00	£19,554.00	£20,154.00	£21,834.00
EM353	3.5m x 3m	3.6m	3.1m	9.24m ²	£18,714.00	£19,194.00	£19,674.00	£20,154.00	£21,954.00
EM335	3m x 3.5m	3.1m	3.6m	9.24m ²	£18,714.00	£19,194.00	£19,554.00	£20,154.00	£21,834.00
EM4525	4.5m x 2.5m	4.6m	2.6m	9.89m ²	£19,314.00	£19,914.00	£20,394.00	£20,874.00	£22,794.00
EM43	4m x 3m	4.1m	3.1m	10.64m ²	£19,674.00	£20,154.00	£20,634.00	£21,234.00	£23,154.00
EM34	3m x 4m	3.1m	4.1m	10.64m ²	£19,794.00	£20,274.00	£20,754.00	£21,354.00	£23,274.00
EM3535	3.5m x 3.5m	3.6m	3.6m	10.89m ²	£19,794.00	£20,274.00	£20,754.00	£21,354.00	£23,274.00
EM525	5m x 2.5m	5.1m	2.6m	11.04m ²	£20,274.00	£20,874.00	£21,354.00	£22,074.00	£24,114.00
EM453	4.5m x 3m	4.6m	3.1m	12.04m ²	£20,754.00	£21,354.00	£21,834.00	£22,434.00	£24,474.00
EM345	3m x 4.5m	3.1m	4.6m	12.04m ²	£20,634.00	£21,234.00	£21,714.00	£22,314.00	£24,354.00
EM5525	5.5m x 2.5m	5.6m	2.6m	12.19m ²	£21,234.00	£21,954.00	£22,434.00	£23,154.00	£25,314.00
EM435	4m x 3.5m	4.1m	3.6m	12.54m ²	£20,874.00	£21,474.00	£21,954.00	£22,554.00	£24,594.00
EM354	3.5m x 4m	3.6m	4.1m	12.54m ²	£20,754.00	£21,354.00	£21,834.00	£22,434.00	£24,594.00
EM625	6m x 2.5m	6.1m	2.6m	13.34m ²	£21,954.00	£22,674.00	£23,154.00	£23,874.00	£26,274.00
EM53	5m x 3m	5.1m	3.1m	13.44m ²	£21,594.00	£22,194.00	£22,794.00	£23,394.00	£25,554.00
EM35	3m x 5m	3.1m	5.1m	13.44m ²	£21,834.00	£22,434.00	£22,914.00	£23,634.00	£25,794.00
EM4535	4.5m x 3.5m	4.6m	3.6m	14.19m ²	£21,954.00	£22,554.00	£23,154.00	£23,754.00	£25,914.00
EM3545	3.5m x 4.5m	3.6m	4.6m	14.19m ²	£22,074.00	£22,794.00	£23,274.00	£23,874.00	£26,154.00
EM44	4m x 4m	4.1m	4.1m	14.44m ²	£22,434.00	£23,154.00	£23,634.00	£24,354.00	£26,514.00
EM6525	6.5m x 2.5m	6.6m	2.6m	14.49m ²	£23,394.00	£24,234.00	£24,834.00	£25,554.00	£28,074.00
EM553	5.5m x 3m	5.6m	3.1m	14.84m ²	£23,034.00	£23,754.00	£24,354.00	£25,074.00	£27,354.00
EM725	7m x 2.5m	7.1m	2.6m	15.64m ²	£24,354.00	£25,194.00	£25,794.00	£26,634.00	£29,274.00
EM535	5m x 3.5m	5.1m	3.6m	15.84m ²	£23,514.00	£24,234.00	£24,834.00	£25,554.00	£27,834.00
EM355	3.5m x 5m	3.6m	5.1m	15.84m ²	£23,394.00	£24,114.00	£24,594.00	£25,314.00	£27,714.00
EM63	6m x 3m	6.1m	3.1m	16.24m ²	£24,354.00	£25,074.00	£25,674.00	£26,514.00	£29,034.00
EM454	4.5m x 4m	4.6m	4.1m	16.34m ²	£23,874.00	£24,594.00	£25,194.00	£25,914.00	£28,194.00
EM445	4m x 4.5m	4.1m	4.6m	16.34m ²	£23,874.00	£24,594.00	£25,074.00	£25,794.00	£28,194.00
EM7525	7.5m x 2.5m	7.6m	2.6m	16.79m ²	£25,314.00	£26,274.00	£26,874.00	£27,714.00	£30,594.00
EM5535	5.5m x 3.5m	5.6m	3.6m	17.49m ²	£24,954.00	£25,674.00	£26,274.00	£26,994.00	£29,514.00
EM653	6.5m x 3m	6.6m	3.1m	17.64m ²	£25,434.00	£26,154.00	£26,874.00	£27,594.00	£30,354.00
EM825	8m x 2.5m	8.1m	2.6m	17.94m ²	£26,274.00	£27,234.00	£27,954.00	£28,794.00	£31,794.00
EM54	5m x 4m	5.1m	4.1m	18.24m ²	£25,194.00	£25,914.00	£26,514.00	£27,354.00	£29,874.00
EM45	4m x 5m	4.1m	5.1m	18.24m ²	£25,314.00	£26,034.00	£26,634.00	£27,474.00	£29,994.00
EM4545	4.5m x 4.5m	4.6m	4.6m	18.49m ²	£25,554.00	£26,394.00	£26,874.00	£27,714.00	£30,234.00
EM73	7m x 3m	7.1m	3.1m	19.04m ²	£26,994.00	£27,834.00	£28,434.00	£29,274.00	£32,154.00
EM8525	8.5m x 2.5m	8.6m	2.6m	19.09m ²	£27,834.00	£28,794.00	£29,514.00	£30,474.00	£33,594.00
EM635	6m x 3.5m	6.1m	3.6m	19.14m ²	£26,514.00	£27,354.00	£27,954.00	£28,794.00	£31,434.00
EM554	5.5m x 4m	5.6m	4.1m	20.14m ²	£26,994.00	£27,834.00	£28,434.00	£29,274.00	£31,914.00
EM925	9m x 2.5m	9.1m	2.6m	20.24m ²	£28,794.00	£29,754.00	£30,594.00	£31,554.00	£34,794.00
EM753	7.5m x 3m	7.6m	3.1m	20.44m ²	£27,954.00	£28,914.00	£29,634.00	£30,474.00	£33,474.00
EM545	5m x 4.5m	5.1m	4.6m	20.64m ²	£27,114.00	£27,834.00	£28,434.00	£29,274.00	£31,914.00
EM455	4.5m x 5m	4.6m	5.1m	20.64m ²	£26,994.00	£27,834.00	£28,434.00	£29,274.00	£31,914.00
EM635	6.5m x 3.5m	6.6m	3.6m	20.79m ²	£27,594.00	£28,434.00	£29,154.00	£29,994.00	£32,754.00
EM9525	9.5m x 2.5m	9.6m	2.6m	21.39m ²	£29,514.00	£30,474.00	£31,314.00	£32,394.00	£35,874.00
EM83	8m x 3m	8.1m	3.1m	21.84m ²	£29,034.00	£29,994.00	£30,714.00	£31,674.00	£34,794.00
EM64	6m x 4m	6.1m	4.1m	22.04m ²	£28,194.00	£29,034.00	£29,634.00	£30,474.00	£33,354.00
EM735	7m x 3.5m	7.1m	3.6m	22.44m ²	£28,914.00	£29,874.00	£30,594.00	£31,434.00	£34,434.00
EM1025	10m x 2.5m	10.1m	2.6m	22.54m ²	£30,714.00	£31,794.00	£32,634.00	£33,714.00	£37,314.00
EM5545	5.5m x 4.5m	5.6m	4.6m	22.79m ²	£28,554.00	£29,394.00	£30,114.00	£30,954.00	£33,714.00

ECO MODERN - CONTINUED

Order Code	Width x Depth	External		Internal Area	Eco Fibre Cement	Eco Composite	Eco Thermowood	Eco Stone	Eco Western Red Cedar
EM55	5m x 5m	5.1m	5.1m	23.04m ²	£28,794.00	£29,634.00	£30,354.00	£31,194.00	£34,074.00
EM853	8.5m x 3m	8.6m	3.1m	23.24m ²	£30,234.00	£31,314.00	£32,034.00	£32,994.00	£36,354.00
EM654	6.5m x 4m	6.6m	4.1m	23.94m ²	£29,874.00	£30,714.00	£31,434.00	£32,274.00	£35,274.00
EM7535	7.5m x 3.5m	7.6m	3.6m	24.09m ²	£30,354.00	£31,314.00	£32,034.00	£32,994.00	£36,114.00
EM93	9m x 3m	9.1m	3.1m	24.64m ²	£31,554.00	£32,634.00	£33,474.00	£34,434.00	£37,914.00
EM645	6m x 4.5m	6.1m	4.6m	24.94m ²	£30,354.00	£31,194.00	£31,914.00	£32,754.00	£35,754.00
EM555	5.5m x 5m	5.6m	5.1m	25.44m ²	£30,594.00	£31,554.00	£32,274.00	£33,114.00	£36,114.00
EM835	8m x 3.5m	8.1m	3.6m	25.74m ²	£31,554.00	£32,514.00	£33,234.00	£34,314.00	£37,554.00
EM74	7m x 4m	7.1m	4.1m	25.84m ²	£31,554.00	£32,514.00	£33,234.00	£34,194.00	£37,314.00
EM953	9.5m x 3m	9.6m	3.1m	26.04m ²	£32,874.00	£33,954.00	£34,794.00	£35,874.00	£39,474.00
EM6545	6.5m x 4.5m	6.6m	4.6m	27.09m ²	£32,034.00	£32,994.00	£33,714.00	£34,674.00	£37,794.00
EM8535	8.5m x 3.5m	8.6m	3.6m	27.39m ²	£32,994.00	£34,074.00	£34,914.00	£35,874.00	£39,354.00
EM103	10m x 3m	10.1m	3.1m	27.44m ²	£34,194.00	£35,274.00	£36,234.00	£37,314.00	£41,154.00
EM754	7.5m x 4m	7.6m	4.1m	27.74m ²	£32,994.00	£33,954.00	£34,674.00	£35,634.00	£38,994.00
EM65	6m x 5m	6.1m	5.1m	27.84m ²	£32,994.00	£33,954.00	£34,674.00	£35,634.00	£38,754.00
EM935	9m x 3.5m	9.1m	3.6m	29.04m ²	£34,674.00	£35,754.00	£36,594.00	£37,674.00	£41,274.00
EM745	7m x 4.5m	7.1m	4.6m	29.24m ²	£33,834.00	£34,794.00	£35,514.00	£36,594.00	£39,834.00
EM84	8m x 4m	8.1m	4.1m	29.64m ²	£34,914.00	£35,994.00	£36,714.00	£37,794.00	£41,274.00

ADDITIONAL OPTIONS

Bespoke Build	Incorporate any specific design ideas to suit your requirements	Please Call For Pricing	
Internal Storeroom	Internal walling and internal or external door access	Please Call For Pricing	
Internal Downlights	Internal recessed downlights to replace LED ceiling light panel	Please Call For Pricing	
Internal Cabling	Internal cabling service (ethernet, telephone, coaxial etc)	Please Call For Pricing	
Electrical Connection	Mains connection from the garden building to your house	Please Call For Pricing	
Acoustic Plasterboards	High density 15mm acoustic plasterboards. Upgrade price	Per m ²	£12.00
Acoustic Insulation	Acoustic thermal slab insulation. Upgrade price	Per m ²	£12.00
Acoustic Glass	Acoustic interlayered double glazed units	Per m ²	£144.00
Double Socket - White	Additional white double electrical sockets	Each	£33.00
Double Socket B\A	Optional bushed aluminium double electrical socket	Each	£39.00
External Socket	External waterproof double electrical socket	Each	£108.00
4 Way Consumer	uprated 4 way consumer unit for high powered equipment	Each	£120.00
Up\Down Lights	Additional brushed aluminium external up\down wall lights	Each	£48.00
Canopy Downlights	External roof canopy downlights. Excludes Eco\Edge designs	Each	£36.00
Light Panel 600mm	Additional LED ceiling light panel. 600mm x 600mm.	Each	£102.00
Light Panel 1200mm	Optional LED ceiling light panel. 1200mm x 600mm.	Each	£192.00
Convector Heater	Portable freestanding convector heater 1.5Kw + Thermostat.	Each	£75.00
Slimline Heater	Slimline electric wall mounted panel heater 1.5Kw + Thermostat.	Each	£180.00
Decking - Timber	Optional Redwood timber decking and timber sub frame	Per m ²	£180.00
Decking - Composite	Optional composite anthracite decking and timber sub frame	Per m ²	£240.00
Internal Timber Door	Timber door, door frame, architrave, handles, hinges and lock	Each	£414.00
Internal Dividing Wall	Divide the space inside your building with an internal wall	Per m ²	£90.00
Rainwater Butt	100 Litre rainwater butt including filter, fixing kit, tap and stand	Each	£96.00
0.5m Glass Panel	PVC-u tall fixed glass window panel. 0.5m x 2.02m	Each	£300.00
0.75m Glass Panel	PVC-u tall fixed glass window panel. 0.75m x 2.02m.	Each	£360.00
1.0m Glass Panel	PVC-u tall fixed glass window panel. 1.0m x 2.02m	Each	£420.00
Wide Window	PVC-u wide opening window. 1.2m x 0.5m	Each	£396.00
Tall Window	PVC-u tall opening window. 0.4m x 1.6m	Each	£396.00
Panoramic Window	PVC-u panoramic fixed glass window. 2.02m x 0.5m	Each	£360.00
PVC-u Single Door	PVC-u external single door. 0.9m x 2.02m	Each	£936.00
Double Patio Doors	PVC-u external double patio doors. 1.5m x 2.02m	Each	£1,860.00
Sliding Patio Door	PVC-u external sliding patio doors. 2.4m x 2.02m	Each	£1,710.00
2m Bifolding Doors	Aluminium 3 section bifolding doors - 2m. Upgrade price only	Each	£2,880.00
3m Bifolding Doors	Aluminium 4 section bifolding doors - 3m. Upgrade price only	Each	£3,360.00

JUST Garden Offices - FREEPHONE: 0800 170 1273 - Sales@JustGardenOffices.co.uk