

EDGE MODERN

| Order Code | Width x Depth | External | | Internal Area | Edge Fibre Cement | Edge Composite | Edge Thermowood | Edge Stone | Edge Western Red Cedar |
|------------|---------------|----------|------|---------------------|-------------------|----------------|-----------------|------------|------------------------|
| EDM2525 | 2.5m x 2.5m | 2.6m | 2.6m | 5.29m ² | £16,554.00 | £16,914.00 | £17,154.00 | £17,514.00 | £18,834.00 |
| EDM325 | 3m x 2.5m | 3.1m | 2.6m | 6.44m ² | £17,514.00 | £17,874.00 | £18,234.00 | £18,714.00 | £20,034.00 |
| EDM3525 | 3.5m x 2.5m | 3.6m | 2.6m | 7.59m ² | £18,474.00 | £18,954.00 | £19,314.00 | £19,794.00 | £21,354.00 |
| EDM33 | 3m x 3m | 3.1m | 3.1m | 7.84m ² | £18,474.00 | £18,954.00 | £19,314.00 | £19,794.00 | £21,354.00 |
| EDM425 | 4m x 2.5m | 4.1m | 2.6m | 8.74m ² | £19,434.00 | £19,914.00 | £20,274.00 | £20,874.00 | £22,554.00 |
| EDM353 | 3.5m x 3m | 3.6m | 3.1m | 9.24m ² | £19,434.00 | £19,914.00 | £20,394.00 | £20,874.00 | £22,674.00 |
| EDM335 | 3m x 3.5m | 3.1m | 3.6m | 9.24m ² | £19,434.00 | £19,914.00 | £20,274.00 | £20,874.00 | £22,554.00 |
| EDM4525 | 4.5m x 2.5m | 4.6m | 2.6m | 9.89m ² | £20,034.00 | £20,634.00 | £21,114.00 | £21,594.00 | £23,514.00 |
| EDM43 | 4m x 3m | 4.1m | 3.1m | 10.64m ² | £20,394.00 | £20,874.00 | £21,354.00 | £21,954.00 | £23,874.00 |
| EDM34 | 3m x 4m | 3.1m | 4.1m | 10.64m ² | £20,514.00 | £20,994.00 | £21,474.00 | £22,074.00 | £23,994.00 |
| EDM3535 | 3.5m x 3.5m | 3.6m | 3.6m | 10.89m ² | £20,514.00 | £20,994.00 | £21,474.00 | £22,074.00 | £23,994.00 |
| EDM525 | 5m x 2.5m | 5.1m | 2.6m | 11.04m ² | £20,994.00 | £21,594.00 | £22,074.00 | £22,794.00 | £24,834.00 |
| EDM453 | 4.5m x 3m | 4.6m | 3.1m | 12.04m ² | £21,474.00 | £22,074.00 | £22,554.00 | £23,154.00 | £25,194.00 |
| EDM345 | 3m x 4.5m | 3.1m | 4.6m | 12.04m ² | £21,354.00 | £21,954.00 | £22,434.00 | £23,034.00 | £25,074.00 |
| EDM5525 | 5.5m x 2.5m | 5.6m | 2.6m | 12.19m ² | £21,954.00 | £22,674.00 | £23,154.00 | £23,874.00 | £26,034.00 |
| EDM435 | 4m x 3.5m | 4.1m | 3.6m | 12.54m ² | £21,594.00 | £22,194.00 | £22,674.00 | £23,274.00 | £25,314.00 |
| EDM354 | 3.5m x 4m | 3.6m | 4.1m | 12.54m ² | £21,474.00 | £22,074.00 | £22,554.00 | £23,154.00 | £25,314.00 |
| EDM625 | 6m x 2.5m | 6.1m | 2.6m | 13.34m ² | £22,674.00 | £23,394.00 | £23,874.00 | £24,594.00 | £26,994.00 |
| EDM53 | 5m x 3m | 5.1m | 3.1m | 13.44m ² | £22,314.00 | £22,914.00 | £23,514.00 | £24,114.00 | £26,274.00 |
| EDM35 | 3m x 5m | 3.1m | 5.1m | 13.44m ² | £22,554.00 | £23,154.00 | £23,634.00 | £24,354.00 | £26,514.00 |
| EDM4535 | 4.5m x 3.5m | 4.6m | 3.6m | 14.19m ² | £22,674.00 | £23,274.00 | £23,874.00 | £24,474.00 | £26,634.00 |
| EDM3545 | 3.5m x 4.5m | 3.6m | 4.6m | 14.19m ² | £22,794.00 | £23,514.00 | £23,994.00 | £24,594.00 | £26,874.00 |
| EDM44 | 4m x 4m | 4.1m | 4.1m | 14.44m ² | £23,154.00 | £23,874.00 | £24,354.00 | £25,074.00 | £27,234.00 |
| EDM6525 | 6.5m x 2.5m | 6.6m | 2.6m | 14.49m ² | £24,114.00 | £24,954.00 | £25,554.00 | £26,274.00 | £28,794.00 |
| EDM553 | 5.5m x 3m | 5.6m | 3.1m | 14.84m ² | £23,754.00 | £24,474.00 | £25,074.00 | £25,794.00 | £28,074.00 |
| EDM725 | 7m x 2.5m | 7.1m | 2.6m | 15.64m ² | £25,074.00 | £25,914.00 | £26,514.00 | £27,354.00 | £29,994.00 |
| EDM535 | 5m x 3.5m | 5.1m | 3.6m | 15.84m ² | £24,234.00 | £24,954.00 | £25,554.00 | £26,274.00 | £28,554.00 |
| EDM355 | 3.5m x 5m | 3.6m | 5.1m | 15.84m ² | £24,114.00 | £24,834.00 | £25,314.00 | £26,034.00 | £28,434.00 |
| EDM63 | 6m x 3m | 6.1m | 3.1m | 16.24m ² | £25,074.00 | £25,794.00 | £26,394.00 | £27,234.00 | £29,754.00 |
| EDM454 | 4.5m x 4m | 4.6m | 4.1m | 16.34m ² | £24,594.00 | £25,314.00 | £25,914.00 | £26,634.00 | £28,914.00 |
| EDM445 | 4m x 4.5m | 4.1m | 4.6m | 16.34m ² | £24,594.00 | £25,314.00 | £25,794.00 | £26,514.00 | £28,914.00 |
| EDM7525 | 7.5m x 2.5m | 7.6m | 2.6m | 16.79m ² | £26,034.00 | £26,994.00 | £27,594.00 | £28,434.00 | £31,314.00 |
| EDM5535 | 5.5m x 3.5m | 5.6m | 3.6m | 17.49m ² | £25,674.00 | £26,394.00 | £26,994.00 | £27,714.00 | £30,234.00 |
| EDM653 | 6.5m x 3m | 6.6m | 3.1m | 17.64m ² | £26,154.00 | £26,874.00 | £27,594.00 | £28,314.00 | £31,074.00 |
| EDM825 | 8m x 2.5m | 8.1m | 2.6m | 17.94m ² | £26,994.00 | £27,954.00 | £28,674.00 | £29,514.00 | £32,514.00 |
| EDM54 | 5m x 4m | 5.1m | 4.1m | 18.24m ² | £25,914.00 | £26,634.00 | £27,234.00 | £28,074.00 | £30,594.00 |
| EDM45 | 4m x 5m | 4.1m | 5.1m | 18.24m ² | £26,034.00 | £26,754.00 | £27,354.00 | £28,194.00 | £30,714.00 |
| EDM4545 | 4.5m x 4.5m | 4.6m | 4.6m | 18.49m ² | £26,274.00 | £27,114.00 | £27,594.00 | £28,434.00 | £30,954.00 |
| EDM73 | 7m x 3m | 7.1m | 3.1m | 19.04m ² | £27,714.00 | £28,554.00 | £29,154.00 | £29,994.00 | £32,874.00 |
| EDM8525 | 8.5m x 2.5m | 8.6m | 2.6m | 19.09m ² | £28,554.00 | £29,514.00 | £30,234.00 | £31,194.00 | £34,314.00 |
| EDM635 | 6m x 3.5m | 6.1m | 3.6m | 19.14m ² | £27,234.00 | £28,074.00 | £28,674.00 | £29,514.00 | £32,154.00 |
| EDM554 | 5.5m x 4m | 5.6m | 4.1m | 20.14m ² | £27,714.00 | £28,554.00 | £29,154.00 | £29,994.00 | £32,634.00 |
| EDM925 | 9m x 2.5m | 9.1m | 2.6m | 20.24m ² | £29,514.00 | £30,474.00 | £31,314.00 | £32,274.00 | £35,514.00 |
| EDM753 | 7.5m x 3m | 7.6m | 3.1m | 20.44m ² | £28,674.00 | £29,634.00 | £30,354.00 | £31,194.00 | £34,194.00 |
| EDM545 | 5m x 4.5m | 5.1m | 4.6m | 20.64m ² | £27,834.00 | £28,554.00 | £29,154.00 | £29,994.00 | £32,634.00 |
| EDM455 | 4.5m x 5m | 4.6m | 5.1m | 20.64m ² | £27,714.00 | £28,554.00 | £29,154.00 | £29,994.00 | £32,634.00 |
| EDM635 | 6.5m x 3.5m | 6.6m | 3.6m | 20.79m ² | £28,314.00 | £29,154.00 | £29,874.00 | £30,714.00 | £33,474.00 |
| EDM9525 | 9.5m x 2.5m | 9.6m | 2.6m | 21.39m ² | £30,234.00 | £31,194.00 | £32,034.00 | £33,114.00 | £36,594.00 |
| EDM83 | 8m x 3m | 8.1m | 3.1m | 21.84m ² | £29,754.00 | £30,714.00 | £31,434.00 | £32,394.00 | £35,514.00 |
| EDM64 | 6m x 4m | 6.1m | 4.1m | 22.04m ² | £28,914.00 | £29,754.00 | £30,354.00 | £31,194.00 | £34,074.00 |
| EDM735 | 7m x 3.5m | 7.1m | 3.6m | 22.44m ² | £29,634.00 | £30,594.00 | £31,314.00 | £32,154.00 | £35,154.00 |
| EDM1025 | 10m x 2.5m | 10.1m | 2.6m | 22.54m ² | £31,434.00 | £32,514.00 | £33,354.00 | £34,434.00 | £38,034.00 |
| EDM5545 | 5.5m x 4.5m | 5.6m | 4.6m | 22.79m ² | £29,274.00 | £30,114.00 | £30,834.00 | £31,674.00 | £34,434.00 |

EDGE MODERN - CONTINUED

| Order Code | Width x Depth | External | | Internal Area | Edge Fibre Cement | Edge Composite | Edge Thermowood | Edge Stone | Edge Western Red Cedar |
|------------|---------------|----------|------|---------------------|-------------------|----------------|-----------------|------------|------------------------|
| EDM55 | 5m x 5m | 5.1m | 5.1m | 23.04m ² | £29,514.00 | £30,354.00 | £31,074.00 | £31,914.00 | £34,794.00 |
| EDM853 | 8.5m x 3m | 8.6m | 3.1m | 23.24m ² | £30,954.00 | £32,034.00 | £32,754.00 | £33,714.00 | £37,074.00 |
| EDM654 | 6.5m x 4m | 6.6m | 4.1m | 23.94m ² | £30,594.00 | £31,434.00 | £32,154.00 | £32,994.00 | £35,994.00 |
| EDM7535 | 7.5m x 3.5m | 7.6m | 3.6m | 24.09m ² | £31,074.00 | £32,034.00 | £32,754.00 | £33,714.00 | £36,834.00 |
| EDM93 | 9m x 3m | 9.1m | 3.1m | 24.64m ² | £32,274.00 | £33,354.00 | £34,194.00 | £35,154.00 | £38,634.00 |
| EDM645 | 6m x 4.5m | 6.1m | 4.6m | 24.94m ² | £31,074.00 | £31,914.00 | £32,634.00 | £33,474.00 | £36,474.00 |
| EDM555 | 5.5m x 5m | 5.6m | 5.1m | 25.44m ² | £31,314.00 | £32,274.00 | £32,994.00 | £33,834.00 | £36,834.00 |
| EDM835 | 8m x 3.5m | 8.1m | 3.6m | 25.74m ² | £32,274.00 | £33,234.00 | £33,954.00 | £35,034.00 | £38,274.00 |
| EDM74 | 7m x 4m | 7.1m | 4.1m | 25.84m ² | £32,274.00 | £33,234.00 | £33,954.00 | £34,914.00 | £38,034.00 |
| EDM953 | 9.5m x 3m | 9.6m | 3.1m | 26.04m ² | £33,594.00 | £34,674.00 | £35,514.00 | £36,594.00 | £40,194.00 |
| EDM6545 | 6.5m x 4.5m | 6.6m | 4.6m | 27.09m ² | £32,754.00 | £33,714.00 | £34,434.00 | £35,394.00 | £38,514.00 |
| EDM8535 | 8.5m x 3.5m | 8.6m | 3.6m | 27.39m ² | £33,714.00 | £34,794.00 | £35,634.00 | £36,594.00 | £40,074.00 |
| EDM103 | 10m x 3m | 10.1m | 3.1m | 27.44m ² | £34,914.00 | £35,994.00 | £36,954.00 | £38,034.00 | £41,874.00 |
| EDM754 | 7.5m x 4m | 7.6m | 4.1m | 27.74m ² | £33,714.00 | £34,674.00 | £35,394.00 | £36,354.00 | £39,714.00 |
| EDM65 | 6m x 5m | 6.1m | 5.1m | 27.84m ² | £33,714.00 | £34,674.00 | £35,394.00 | £36,354.00 | £39,474.00 |
| EDM935 | 9m x 3.5m | 9.1m | 3.6m | 29.04m ² | £35,394.00 | £36,474.00 | £37,314.00 | £38,394.00 | £41,994.00 |
| EDM745 | 7m x 4.5m | 7.1m | 4.6m | 29.24m ² | £34,554.00 | £35,514.00 | £36,234.00 | £37,314.00 | £40,554.00 |
| EDM84 | 8m x 4m | 8.1m | 4.1m | 29.64m ² | £35,634.00 | £36,714.00 | £37,434.00 | £38,514.00 | £41,994.00 |

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