



JUST Eco Traditional Garden Office

The traditional cuboid design. Anthracite double patio doors, fixed glass window panels and tall opening window. Fully plasterboarded and plastered interior. Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w cedar timber facias, wall and base profiles.

JUST Eco Modern Garden Office

Our modern cube design. Anthracite sliding patio door section and wide opening window. Fully plasterboarded and plastered interior. Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w contemporary colour coordinating anthracite composite facias, wall and base profiles.



JUST Edge Traditional Garden Office

An outdoor living or working space maintaining a large clear view of your garden. Anthracite double patio doors, fixed glass corner section and tall opening window. Fully plasterboarded and plastered interior. Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w cedar timber facias, wall and base profiles.

JUST Edge Modern Garden Office

A modern prospective that is rich in glass and natural light. Anthracite sliding patio door section, fixed glass corner section and wide opening window. Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w contemporary colour coordinating anthracite composite facias, wall and base profiles.



JUST Extend Traditional Garden Office

Includes a timber clad projecting roof canopy along the entire front of the structure. Anthracite double patio doors, fixed glass window panels and tall opening window. Fully plasterboarded and plastered interior. Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w cedar timber facias, wall and base profiles.



JUST Garden Offices - Continued

JUST Extend Modern Garden Office

With a stylish anthracite composite clad projecting roof canopy along the entire front of the structure. Anthracite sliding patio door section and wide opening window. Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w contemporary colour coordinating anthracite composite facias, wall and base profiles.



JUST Extend Edge Traditional Garden Office

As the name suggests this design combines the benefits of the Extend's projecting roof section and the Edge's glass corner section. Anthracite double patio doors, fixed glass corner section and opening window. Fully plasterboarded and plastered interior.

Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w cedar timber facias, wall and base profiles.

JUST Extend Edge Modern Garden Office

A combination of state of the art anthracite composite materials, the Canopy's projecting roof section and the Corner's glass corner section. Anthracite sliding patio door section, fixed glass corner section and wide opening window. Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w contemporary colour coordinating anthracite composite facias, wall and base profiles.



JUST Enclose Traditional Garden Office

An interesting twist on the Extend design. Not only does it have a projecting roof section but the addition of projecting enclosed walls. Anthracite double patio doors, fixed glass window panels and tall opening window. Fully plasterboarded and plastered interior.

Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w cedar timber facias, wall and base profiles.

JUST Enclose Modern Garden Office

A superb looking recessed design combining stylish anthracite composite materials with the projecting roof and enclosed walls. Anthracite sliding patio door section, fixed glass corner section and wide opening window. Insulated to Building Regulations. Externally clad in Western Red Cedar tongue and groove timber c/w contemporary colour coordinating anthracite composite facias, wall and base profiles.



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JUST Garden Offices - Total Prices Fully Installed On Site

Order Code	Width x Depth	External		Internal Area	Eco	Edge	Extend	Extend Edge	Enclose
JGO2525	2.5m x 2.5m	2.6m	2.6m	5.29m ²	£11,394.00	£11,994.00	£11,994.00	£12,594.00	£13,074.00
JGO325	3m x 2.5m	3.1m	2.6m	6.44m ²	£11,994.00	£12,594.00	£12,684.00	£13,284.00	£13,764.00
JGO3525	3.5m x 2.5m	3.6m	2.6m	7.59m ²	£12,594.00	£13,194.00	£13,374.00	£13,974.00	£14,454.00
JGO33	3m x 3m	3.1m	3.1m	7.84m ²	£12,594.00	£13,194.00	£13,284.00	£13,884.00	£14,364.00
JGO425	4m x 2.5m	4.1m	2.6m	8.74m ²	£12,894.00	£13,494.00	£13,764.00	£14,364.00	£14,844.00
JGO353	3.5m x 3m	3.6m	3.1m	9.24m ²	£13,194.00	£13,794.00	£13,974.00	£14,574.00	£15,054.00
JGO335	3m x 3.5m	3.1m	3.6m	9.24m ²	£13,194.00	£13,794.00	£13,884.00	£14,484.00	£14,964.00
JGO4525	4.5m x 2.5m	4.6m	2.6m	9.89m ²	£13,494.00	£14,094.00	£14,454.00	£15,054.00	£15,534.00
JGO43	4m x 3m	4.1m	3.1m	10.64m ²	£13,794.00	£14,394.00	£14,664.00	£15,264.00	£15,744.00
JGO34	3m x 4m	3.1m	4.1m	10.64m ²	£13,794.00	£14,394.00	£14,484.00	£15,084.00	£15,564.00
JGO3535	3.5m x 3.5m	3.6m	3.6m	10.89m ²	£13,794.00	£14,394.00	£14,574.00	£15,174.00	£15,654.00
JGO525	5m x 2.5m	5.1m	2.6m	11.04m ²	£13,794.00	£14,394.00	£14,844.00	£15,444.00	£15,924.00
JGO453	4.5m x 3m	4.6m	3.1m	12.04m ²	£14,394.00	£14,994.00	£15,354.00	£15,954.00	£16,434.00
JGO345	3m x 4.5m	3.1m	4.6m	12.04m ²	£14,394.00	£14,994.00	£15,084.00	£15,684.00	£16,164.00
JGO5525	5.5m x 2.5m	5.6m	2.6m	12.19m ²	£14,394.00	£14,994.00	£15,534.00	£16,134.00	£16,614.00
JGO435	4m x 3.5m	4.1m	3.6m	12.54m ²	£14,694.00	£15,294.00	£15,564.00	£16,164.00	£16,644.00
JGO354	3.5m x 4m	3.6m	4.1m	12.54m ²	£14,694.00	£15,294.00	£15,474.00	£16,074.00	£16,554.00
JGO625	6m x 2.5m	6.1m	2.6m	13.34m ²	£14,994.00	£15,594.00	£16,224.00	£16,824.00	£17,304.00
JGO53	5m x 3m	5.1m	3.1m	13.44m ²	£14,994.00	£15,594.00	£16,044.00	£16,644.00	£17,124.00
JGO35	3m x 5m	3.1m	5.1m	13.44m ²	£14,994.00	£15,594.00	£15,684.00	£16,284.00	£16,764.00
JGO4535	4.5m x 3.5m	4.6m	3.6m	14.19m ²	£15,294.00	£15,894.00	£16,254.00	£16,854.00	£17,334.00
JGO3545	3.5m x 4.5m	3.6m	4.6m	14.19m ²	£15,294.00	£15,894.00	£16,074.00	£16,674.00	£17,154.00
JGO44	4m x 4m	4.1m	4.1m	14.44m ²	£15,594.00	£16,194.00	£16,464.00	£17,064.00	£17,544.00
JGO6525	6.5m x 2.5m	6.6m	2.6m	14.49m ²	£15,894.00	£16,494.00	£17,214.00	£17,814.00	£18,294.00
JGO553	5.5m x 3m	5.6m	3.1m	14.84m ²	£16,194.00	£16,794.00	£17,334.00	£17,934.00	£18,414.00
JGO725	7m x 2.5m	7.1m	2.6m	15.64m ²	£16,494.00	£17,094.00	£17,904.00	£18,504.00	£18,984.00
JGO535	5m x 3.5m	5.1m	3.6m	15.84m ²	£16,494.00	£17,094.00	£17,544.00	£18,144.00	£18,624.00
JGO355	3.5m x 5m	3.6m	5.1m	15.84m ²	£16,494.00	£17,094.00	£17,274.00	£17,874.00	£18,354.00
JGO63	6m x 3m	6.1m	3.1m	16.24m ²	£16,794.00	£17,394.00	£18,024.00	£18,624.00	£19,104.00
JGO454	4.5m x 4m	4.6m	4.1m	16.34m ²	£16,794.00	£17,394.00	£17,754.00	£18,354.00	£18,834.00
JGO445	4m x 4.5m	4.1m	4.6m	16.34m ²	£16,794.00	£17,394.00	£17,664.00	£18,264.00	£18,744.00
JGO7525	7.5m x 2.5m	7.6m	2.6m	16.79m ²	£17,094.00	£17,694.00	£18,594.00	£19,194.00	£19,674.00
JGO5535	5.5m x 3.5m	5.6m	3.6m	17.49m ²	£17,394.00	£17,994.00	£18,534.00	£19,134.00	£19,614.00
JGO653	6.5m x 3m	6.6m	3.1m	17.64m ²	£17,394.00	£17,994.00	£18,714.00	£19,314.00	£19,794.00
JGO825	8m x 2.5m	8.1m	2.6m	17.94m ²	£17,694.00	£18,294.00	£19,284.00	£19,884.00	£20,364.00
JGO54	5m x 4m	5.1m	4.1m	18.24m ²	£17,994.00	£18,594.00	£19,044.00	£19,644.00	£20,124.00
JGO45	4m x 5m	4.1m	5.1m	18.24m ²	£17,994.00	£18,594.00	£18,864.00	£19,464.00	£19,944.00
JGO4545	4.5m x 4.5m	4.6m	4.6m	18.49m ²	£17,994.00	£18,594.00	£18,954.00	£19,554.00	£20,034.00
JGO73	7m x 3m	7.1m	3.1m	19.04m ²	£18,594.00	£19,194.00	£20,004.00	£20,604.00	£21,084.00
JGO8525	8.5m x 2.5m	8.6m	2.6m	19.09m ²	£18,894.00	£19,494.00	£20,574.00	£21,174.00	£21,654.00
JGO635	6m x 3.5m	6.1m	3.6m	19.14m ²	£18,894.00	£19,494.00	£20,124.00	£20,724.00	£21,204.00
JGO554	5.5m x 4m	5.6m	4.1m	20.14m ²	£19,494.00	£20,094.00	£20,634.00	£21,234.00	£21,714.00
JGO925	9m x 2.5m	9.1m	2.6m	20.24m ²	£19,494.00	£20,094.00	£21,264.00	£21,864.00	£22,344.00
JGO753	7.5m x 3m	7.6m	3.1m	20.44m ²	£19,494.00	£20,094.00	£20,994.00	£21,594.00	£22,074.00
JGO545	5m x 4.5m	5.1m	4.6m	20.64m ²	£19,494.00	£20,094.00	£20,544.00	£21,144.00	£21,624.00
JGO455	4.5m x 5m	4.6m	5.1m	20.64m ²	£19,494.00	£20,094.00	£20,454.00	£21,054.00	£21,534.00
JGO635	6.5m x 3.5m	6.6m	3.6m	20.79m ²	£19,494.00	£20,094.00	£20,814.00	£21,414.00	£21,894.00
JGO9525	9.5m x 2.5m	9.6m	2.6m	21.39m ²	£19,794.00	£20,394.00	£21,654.00	£22,254.00	£22,734.00
JGO83	8m x 3m	8.1m	3.1m	21.84m ²	£20,094.00	£20,694.00	£21,684.00	£22,284.00	£22,764.00
JGO64	6m x 4m	6.1m	4.1m	22.04m ²	£20,094.00	£20,694.00	£21,324.00	£21,924.00	£22,404.00
JGO735	7m x 3.5m	7.1m	3.6m	22.44m ²	£20,394.00	£20,994.00	£21,804.00	£22,404.00	£22,884.00
JGO1025	10m x 2.5m	10.1m	2.6m	22.54m ²	£20,394.00	£20,994.00	£22,344.00	£22,944.00	£23,424.00
JGO5545	5.5m x 4.5m	5.6m	4.6m	22.79m ²	£20,394.00	£20,994.00	£21,534.00	£22,134.00	£22,614.00

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JGO55	5m x 5m	5.1m	5.1m	23.04m ²	£20,394.00	£20,994.00	£21,444.00	£22,044.00	£22,524.00
JGO853	8.5m x 3m	8.6m	3.1m	23.24m ²	£20,394.00	£20,994.00	£22,074.00	£22,674.00	£23,154.00
JGO654	6.5m x 4m	6.6m	4.1m	23.94m ²	£20,694.00	£21,294.00	£22,014.00	£22,614.00	£23,094.00
JGO7535	7.5m x 3.5m	7.6m	3.6m	24.09m ²	£20,694.00	£21,294.00	£22,194.00	£22,794.00	£23,274.00
JGO93	9m x 3m	9.1m	3.1m	24.64m ²	£21,294.00	£21,894.00	£23,064.00	£23,664.00	£24,144.00
JGO645	6m x 4.5m	6.1m	4.6m	24.94m ²	£21,294.00	£21,894.00	£22,524.00	£23,124.00	£23,604.00
JGO555	5.5m x 5m	5.6m	5.1m	25.44m ²	£21,594.00	£22,194.00	£22,734.00	£23,334.00	£23,814.00
JGO835	8m x 3.5m	8.1m	3.6m	25.74m ²	£21,894.00	£22,494.00	£23,484.00	£24,084.00	£24,564.00
JGO74	7m x 4m	7.1m	4.1m	25.84m ²	£21,894.00	£22,494.00	£23,304.00	£23,904.00	£24,384.00
JGO953	9.5m x 3m	9.6m	3.1m	26.04m ²	£22,194.00	£22,794.00	£24,054.00	£24,654.00	£25,134.00
JGO6545	6.5m x 4.5m	6.6m	4.6m	27.09m ²	£22,794.00	£23,394.00	£24,114.00	£24,714.00	£25,194.00
JGO8535	8.5m x 3.5m	8.6m	3.6m	27.39m ²	£23,094.00	£23,694.00	£24,774.00	£25,374.00	£25,854.00
JGO103	10m x 3m	10.1m	3.1m	27.44m ²	£23,094.00	£23,694.00	£25,044.00	£25,644.00	£26,124.00
JGO754	7.5m x 4m	7.6m	4.1m	27.74m ²	£23,394.00	£23,994.00	£24,894.00	£25,494.00	£25,974.00
JGO65	6m x 5m	6.1m	5.1m	27.84m ²	£23,394.00	£23,994.00	£24,624.00	£25,224.00	£25,704.00
JGO935	9m x 3.5m	9.1m	3.6m	29.04m ²	£23,994.00	£24,594.00	£25,764.00	£26,364.00	£26,844.00
JGO745	7m x 4.5m	7.1m	4.6m	29.24m ²	£23,994.00	£24,594.00	£25,404.00	£26,004.00	£26,484.00
JGO84	8m x 4m	8.1m	4.1m	29.64m ²	£23,994.00	£24,594.00	£25,584.00	£26,184.00	£26,664.00

Optional Extras

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	
Acoustic Plasterboards	Knauf high density 15mm acoustic plasterboards. Upgrade price	Per m ²	£8.40
Acoustic Insulation	Knauf acoustic thermal slab insulation. Upgrade price	Per m ²	£9.00
Acoustic Glass	Acoustic interlayered double glazed units	Per m ²	£72.00
Double Socket - White	Additional white double electrical sockets	Each	£30.00
Double Socket B\A	Optional bushed aluminium double electrical socket	Each	£36.00
External Socket	External waterproof double electrical socket	Each	£96.00
4 Way Consumer	uprated 4 way consumer unit for high powered equipment	Each	£96.00
Up\Down Lights	Additional brushed aluminium external up\down wall lights	Each	£48.00
Canopy Downlights	External roof canopy downlights. Excludes Eco\Edge design	Each	£30.00
Internal Track Light	Brushed aluminium track light with 4 adjustable spotlights	Each	£60.00
Light Panel 600mm	Additional LED ceiling light panel. 600mm x 600mm.	Each	£132.00
Light Panel 1200mm	Optional LED ceiling light panel. 1200mm x 600mm.	Each	£264.00
Heater White - 1.5Kw	White slimline panel heater 1.5Kw + 24hr timer	Each	£144.00
Heater Alumin - 2.0Kw	Brushed aluminium slimline panel heater 2.0Kw + 24hr timer	Each	£336.00
Underfloor Heating	Underfloor heating specially designed for laminate flooring	Per m ²	£84.00
Decking - Timber	Optional Redwood timber decking and timber sub frame	Per m ²	£150.00
Decking - Composite	Optional composite anthracite decking and timber sub frame	Per m ²	£222.00
Cedar Cladding	Western Red Cedar external cladding upgrade	Per m ²	£45.00
Internal Timber Door	Timber door, door frame, architrave, handles, hinges and lock	Each	£348.00
Internal Dividing Wall	Divide the space inside your building with an internal wall	Per m ²	£90.00
Internal WC\Shower	WC\Shower\Store room. Includes timber door. 1.5m x 1.5m	Per Room	£834.00
Rainwater Butt	100 Litre rainwater butt including filter, fixing kit, tap and stand	Each	£84.00
0.5m Glass Panel	PVC-u tall fixed glass window panel. 0.5m x 2.02m	Each	£216.00
0.75m Glass Panel	PVC-u tall fixed glass window panel. 0.75m x 2.02m	Each	£264.00
1.0m Glass Panel	PVC-u tall fixed glass window panel. 1.0m x 2.02m	Each	£312.00
Wide Window	PVC-u wide opening window. 1.2m x 0.5m	Each	£252.00
Tall Window	PVC-u tall opening window. 0.4m x 1.6m	Each	£252.00
Panoramic Window	PVC-u panoramic fixed glass window. 2.02m x 0.5m	Each	£240.00
PVC-u Single Door	PVC-u external single door. 0.9m x 2.02m	Each	£672.00
2m Bifolding Doors	Aluminium 3 section bifolding doors - 2m. Upgrade price	Each	£2,400.00
3m Bifolding Doors	Aluminium 4 section bifolding doors - 3m. Upgrade price	Each	£2,640.00

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