

**A new product from
PASSMORES**

The Pent Garden Studio

Your own hobby or work space.
Ideal for home office, games room,
garden room or storage.

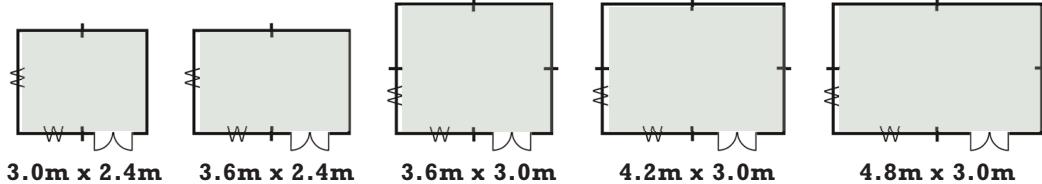
**Solid construction with uPVC windows and double doors.
5 sizes with choice of door and window positioning.**

SPECIFICATION



3.6 m x 3.0 m
Pent Garden
Studio

Wall Framing	3 x 2 CLS (38 x 63) planed deal
Breather Membrane	125gsm Novia Black + Supreme
Wall Cladding	19 x 125 pressure treated redwood shiplap
Eaves Height	2.30m front 1.98m rear
Floor construction	16 x 125 t&g boards on 32 x 50 joists
Roof construction	16 x 125 t&g boards on 4 x 2 CLS (38 x 89) rafters with Challenger polyester 180 high performance green mineral felt
Joinery	1 pair uPVC double doors - 1.2m wide x 1.98m high 2 uPVC windows - 0.76m wide x 1.15m high
Glazing	4/16/4 clear double glazing. Toughened on doors
Guttering	112mm black plastic half round gutter to rear elevation, with 68mm downpipe



Delivered Price	£ 4,314	£ 4,758	£ 5,048	£ 5,330	£ 5,698
Erection Service	£ 380	£ 420	£ 445	£ 470	£ 498
Extra Window (standard is 2)	£ 384				

Joinery colour is anthracite on the outside and white inside. Other colours are available upon request. Above prices include VAT and delivery to BR, CT, DA, ME, RM, SS & TN postcodes. For delivery further afield please enquire. Optional erection service is carried out at time of delivery and is subject to site access and availability of a firm level base. Timber sizes quoted are nominal i.e. before machining and finished sizes will be slightly reduced e.g. 19mm shiplap finishes 16mm thick.

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