



## **Our Garden Rooms**

Our garden rooms are perfect for a number of uses and are built to cater to your needs. As they are built to order and can be any size you require they are priced to to the size needed, and start from £2,000 per square meter. These are perfect office spaces, business rooms or classrooms.

The room can include:

- Multiple rooms
- Shower rooms
- Bluetooth speaker system
- Shelving
- Lighting
- Sockets or USB ports
- TV, arial and internet cable

- Glass paneling
- If there is anything else you may wish to add please ask. These will come at an additional cost.

### **Roof coverings:**

EPDM roofing, this is a firestone rubber cover.

### **Steel base:**

As standard all our pods are built on a steel galvanised base with lifting points. The lifting points allow the pod to be lifted in to position safely and with no damage to the structure.

### **Insulation:**

Our pods are fully insulated in the floor and roof as standard.

### **Doors and Windows:**

The frames are UPVC grey look with 22mm double glazing and multi point locking systems or alternative you can have timber doors and window ask for details.

### **External timber:**

The external timber is cedar this means there is no maintenance as the timber do not need staining, they will just "silver" over time.

### **Internal Timber**

The internal walls are plastered so they can be painted to your taste.

### **Electrics:**

Electrics can be added as needed. Fully wired, with lighting and plug sockets

### **Heating:**

Our pods come with electric underfloor heating as standard with full electric pack but can also include electric heaters or log burners if required.

Our pods can be built to perfectly fit your needs, with the size, fixtures and fittings and price range that works for you. Please take a look around our website for all pricing and information on our Pod range. If you have any questions please email us at: [info@lvtb.co.uk](mailto:info@lvtb.co.uk) or call the office on 01524 782311

