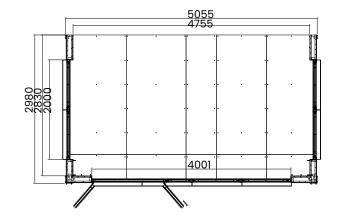
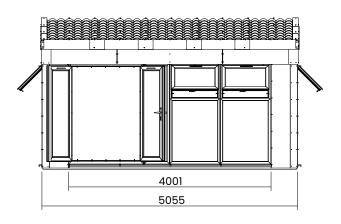
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## Addroom<sup>®</sup> Modular Garden Room









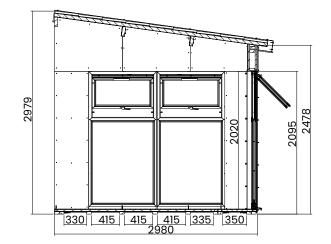


Image shows base product as an example and excludes any wall configurations.

## Specification

- Please Note: All sizes quoted are nominal
- Overall External Dimensions: 5.12m x 3.20m (16' 9" x 10' 5")
- External Width: 5.04m (16' 6")
- External Depth: 2.98m (9' 9.25")
- Internal Width: 4.76m (15' 7")
- Internal Depth: 2.83m (9' 3.5")
- Internal Area (m2): 13.47
- Ridge Height: 2.98m (9' 9")
- Internal Eaves Height Front: 2.40m (7' 10")
- Internal Eaves Height Back: 2.82m (9' 3")
- Wall Thickness: 140mm Insulated Panels (10mm WPC,
- 25mm PIR Insulation, 70mm Timber Frame, 25mm PIR
- Internal Finish: Unpainted Fermacell Board
- Roof Thickness: 65mm

• Roof Purlin Thickness: 45mm

• Floor Thickness: 40mm Insulated Panels (5mm WPC, 25mm PIR Insulation and Timber Frame, 10mm MR P5)

- Floor Bearers: Pressure Treated
- Door Material: Reinforced 5 Chamber PVCu Profile
- Door Opening Size: 1.85m x 1.34m (6' 0" x 4' 4")
- Windows Opening Size: 0.61m x 0.89m (2' 0" x 2' 11")
- Window Locking System: Multi-Point Locking
- Glazing Material: 28mm Double Glazed
- Gaskets: On all Windows and Doors
- Please Note: 2 3\*

\*This is an approximate time only, based on 2 people. Assembly time may vary depending on season/weather conditions, foundation type, ability of those constructing, etc