

# Addroom® Modular Garden Room



'Please note, Scotland's building regulation rules differ slightly and you may require a Building Warrant prior to installation. If in any doubt, please contact your local council before making a purchase.'

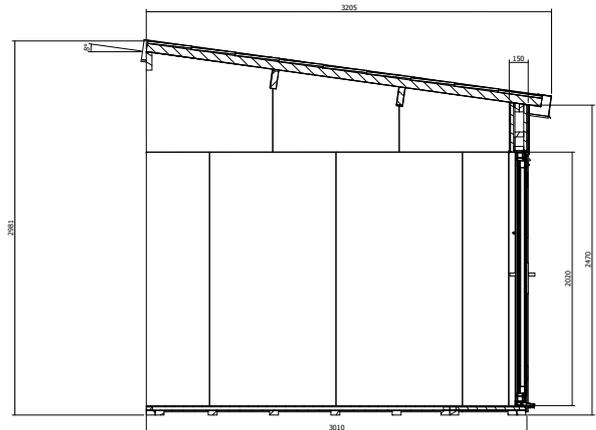
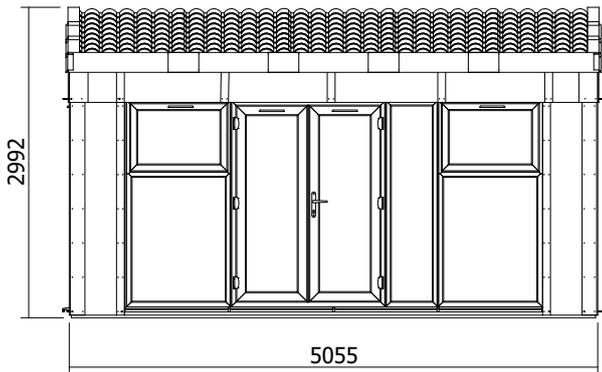
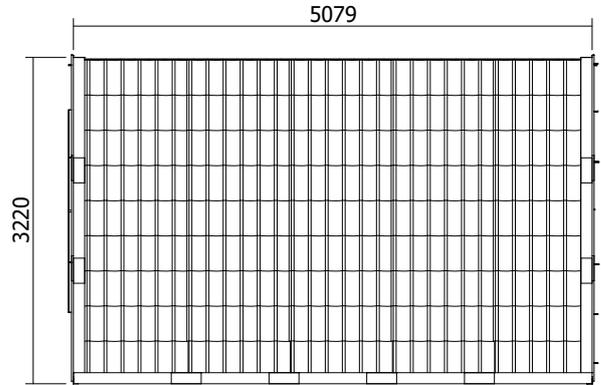


Image shows base product as an example and excludes any wall configurations.

## 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:** 3.02m (9' 10")
  - **Internal Width:** 4.76m (15' 7")
  - **Internal Depth:** 2.87m (9' 4")
  - **Internal Area (m<sup>2</sup>):** 13.65
  - **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