



DIMENSIONS	WIDTH	DEPTH	HEIGHT
Internal	3.8m	2.15m	2.15m (min)
External	4.15m	2.5m	2.5m
Internal area =	8.35 m ²		

Helix Studio Centre

Prepared for Dallas Smith

ORDER FORM - £16,198

To order your Studio, simply tick the boxes to the left of your choices to indicate your options. All costs stated include 20% VAT.

Specifications – included in the price

FOUNDATIONS/FLOOR: Structural Insulated Panel (polyurethane SIPs - U value = 0.27 w/m² k insulation) under wrapped with breathable waterproof membrane, onto recycled rubber pads atop concrete pile foundations (in "normal" garden conditions).

WALL STRUCTURE: Structural Insulated Panels (polyurethane SIPs - U value = 0.27 w/m² k insulation)

ROOF CONSTRUCTION: Structural Insulated Panels (polyurethane SIPs - U value = 0.27 w/m² k insulation) with single ply EPDM roofing system (20 year guarantee, 50 year expected life) finished with black plastic rainwater guttering (with gutter guard).

DOORS, WINDOWS and SCREENS:

1 off - 1.8m wide x 2.05m high French Doors

2 off - 0.9m wide x 2.05m high fixed windows

1 off - 1.2m wide x 0.48m high top hung opening window

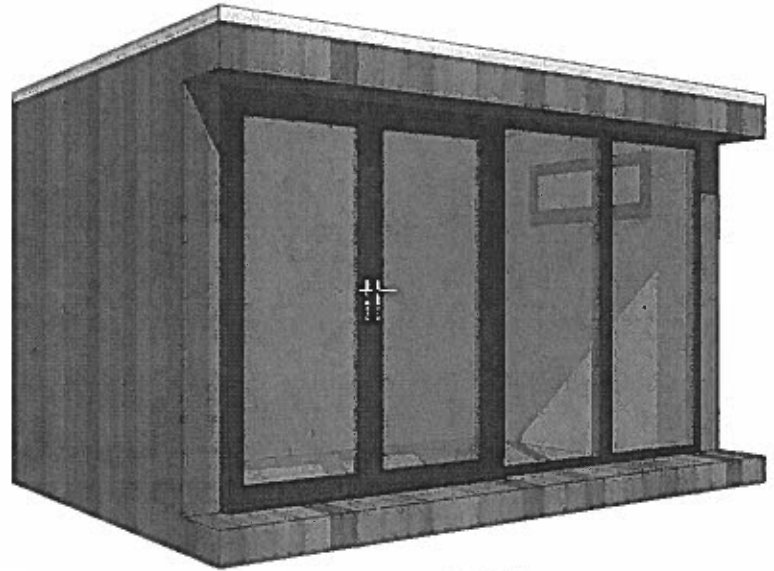
uPVC double glazing (anthracite grey) with high security 5-point locking to doors, key operated locks to windows and double glazed (A rated, argon gas filled) with toughened glass.

EXTERNAL CLADDING & DECKING: Western Red Cedar (kiln dried & zero maintenance) external timber cladding with secret fixings and with composite decked area (graphite grey). Rear and right side clad with cement particle board painted in grey weather shield paint.

INTERNAL FINISH Walls: Fully skimmed plasterboard - decorated interior (matt white) with 4" skirting boards.

Floor: 10mm laminate - One strip 'V' groove flooring (25 year residential warranty).

FIXTURES & FITTINGS: Consumer unit (with RCD protection), 1 light switch (white), 3 x double power sockets (white) and 1 x 5' contemporary strip light.



Extra charges – included in cost above

☒

Skip hire
£290
Permit
£95 if req.

☒

Delivery charge
£595

☒

Electrical connection – including earthing spike, resin connector and Part P certification
£175

Optional Extras – finishing touches (ticked highlighted items included in cost)

☐

Climate control
Fujitsu inverter - £1,245 OR
Hitachi Shirokuma A+ energy efficient
inverter unit (fully featured) - £1,545

☐

Under floor heating (touch screen
thermostatic control)
£672
Note: Mat should not be covered or loaded.

☐

Exterior wood oil or Premium stain
£195

☐

High performance glazing – Argon gas filled,
heat reflective, thermal insulating, UV
protective & easy clean
£800

☐

Sedum green living roof (extensive)
£1,000
Note: Sedums are very shade intolerant

☐

External double waterproof power socket
£125

☐

Upgrade to aluminium frames
£1,050 for standard layout – French doors, 2 screens and
rear window

☒**Lighting**

Upgrade from 1 contemporary strip light to 6 internal and 4 external down lighters & upgrade to double switch to control internal and external lights (all with brushed chrome finish).
£500 included

☐

Upgrade to sockets: increased in number from 3 to 5 (all with brushed chrome finish)
£250

☐

Wireless broadband via power cable
£175

☐***Optional Extras – site preparation & services (refer to Site Survey page for more details)*****SITE PREPARATION**☐

Creation of clear and level site
£NA

☐

Removal of waste spoil from garden (otherwise spoil dispersed within your garden) - £500
Additional charge if we cannot deliver bulk materials
£100 small build - £200 medium - £300 large

☒

Cost for additional foundations due to poor ground conditions
£500 included

ELECTRICAL INSTALLATION – new power supply to the building☐

I will contract my own electrician

☒

Provision of new power supply
£675 INCLUDED ABOVE

☐

Terms and Conditions of Business

Interpretation

Agreement

The Order Form, the Order Acceptance confirmation, the Site Survey Form, and the Terms herein

Company

Garden Spaces UK Limited

Company Number 7448236

Customer

The person(s) firm or company who purchases a Studio from the Company

Installation Site

The site specified by Customer for installation of the Studio

Studio

The Garden Studio specified in the Order Form and/or Order Acceptance confirmation (which for the avoidance of doubt shall not include any Optional Extras)

Non Structural Elements

Means any parts of the Studio which are not either Structural Elements or Optional Extras including (without limitation) all internal cladding, windows and doors

Optional Extras

The optional extras supplied by third parties made available to the Customer and specified in the Order Form

Order Acceptance confirmation

The order confirmation issued to the Customer following receipt of an Order Form and the requisite deposit

Order Form

The order form signed by the Customer confirming acceptance of these Terms

Property

The property within or upon which the Installation Site is located

Structural Elements

Means the floor, roof and external walls of the Lodge

Terms

The terms and conditions set out below

1. Basis of Sale

1.1 The Company will sell the Lodge subject to these Terms

1.2 The Customer agrees that the Agreement constitutes the entire understanding between the parties hereto and there are no representations, warranties, conditions and terms or obligations (implied or otherwise) whether written or oral, express or implied by custom or otherwise other than those specifically contained in the Agreement

1.3 Any advice or recommendation given by the Company or its employees or agents to the Customer or its employees or agents as to the Studio, which is not contained in writing by the Company, is followed or acted upon entirely at the Customer's own risk, and accordingly the Company shall not be liable for any such advice or recommendation which is not so confirmed

1.4 Any typographical, clerical or other error or omission in the order confirmation invoice or other document or information issued by the Company shall be subject to correction without liability on the part of the Company

1.5 In these Terms, reference to a statute or statutory provision includes a reference to it from time to time, amended, extended or re-enacted

1.6 The headings in this Contract are for convenience only and shall not affect their interpretation

1.7 In these Terms where two or more individuals are included in the expression "the Customer" any obligation provided by them shall be deemed to be made by such persons jointly and severally

2. Orders

2.1 All Order Forms will be formally accepted by the Company by the issue of an Order Acceptance confirmation, an Order Acceptance confirmation will only be issued following receipt of an Order Form together with the requisite deposit

2.2 If for whatever reason no formal Order Acceptance Confirmation is issued by the Company, the Customer in accepting delivery and installation of the Lodge shall be bound by these Terms and Conditions

2.3 Once the Order Acceptance confirmation has been issued by the Company to the Customer it may only be cancelled or the installation deferred with the written agreement of the Company signed by a director and on the condition that the Customer indemnifies the Company for all costs incurred as a result of the cancellation or deferral including labour, materials, any other charges and expenses

3. Customer Warranties

The Customer warrants that;

3.1 the Company will have unrestricted access to an adequate supply of electricity at all times during the installation at the Property

3.2 it will grant the Company suitable access to the Property at all times until payment in full has been made

3.3 the Installation Site has not been subject to subsidence, landslip or land-heave

3.4 the Installation Site is accessible and free from any dangers. In particular that the Installation Site is sound, level and free from any obstructions

3.5 It is the proprietor of the Property

3.6 it has obtained all required consents for the installation of the Studio including (without limitation):

3.6.1 consent from any mortgagee or chargee of the Property

3.6.2 consent of planning permission from any local or public authority

3.7 the Installation Site has not been subject to subsidence, landslip or land-heave

3.8 the installation of the Studio does not contravene any planning or other regulation or legislation

The Customer hereby agrees at all times to keep the Company indemnified against all claims costs demands and liabilities arising as a result of the Customer's breach of any warranty in this Clause 3 including (without limitation) the costs incurred by the Company as a result of any delay whilst such consents are obtained

4. Installation

4.1 The Studio shall be installed by the Company at the Property unless otherwise agreed in writing. For the avoidance of any doubt the Studio is finished

4.2 Any date specified by the Company in the Order Acceptance Confirmation for the installation of the Studio is approximate only and will be confirmed by the Company at least 5 working days before installation. This date shall not be made of the essence by virtue of this confirmation. Where no dates are specified, installation will be within a reasonable time. Subject to the other provisions of the Terms the Company will not be liable for any loss, costs, damages, charges or expenses caused directly or indirectly by any delay in the delivery or in the actual installation of the Lodge, nor will delay in installation entitle the Customer to terminate or rescind the Agreement. Any liability of the Company for non-delivery of the Studio shall be limited to refunding the deposit (if any).

4.3 The Company shall use all reasonable endeavours not to cause damage to the Customer's property and shall make good any damage caused

4.4 If in the reasonable opinion of the Company the installation site is not accessible or does not otherwise comply with Clause 3 the Company may without limiting its rights and in its absolute discretion defer installation to a later date subject always to the Customer indemnifying the Company for all additional costs incurred due to such deferment or the Company may cancel the Agreement with immediate effect whereupon the Customer's deposit will be returned less an amount in respect of all the Company's charges and expenses in connection with the Agreement up to the time of such cancellation

4.5 It is the Customer's responsibility to arrange for a qualified electrician to connect the Studio to the Customer's electricity supply and the Company excludes all liability in this respect. For the avoidance of doubt, notwithstanding that the Company may have agreed an additional cost to lay or install cables or conduits media to and from the Studio it remains the Customer's responsibility to specify the type of cable/conduits media required and arrange for a qualified electrician to connect the Studio to the Customer's electricity supply

5. Company Warranty

5.1 The Company warrants that the Structural Elements of the Studio will be free from any significant defect for a period of 30 years from the date of the Agreement for purchase. In addition, the Company warrants that upon installation the Studio shall be free from any significant defect in other materials or workmanship

5.2 If the Studio does not conform to these warranties the Company will take such steps as it deems necessary to bring the Studio into a condition where it is free from such defects or, at the option of the Company, refund the purchase price of the Studio to the Customer provided that the liability of the Company shall not in any event exceed the total purchase price of the Studio and the taking of the steps it deems necessary shall constitute an entire discharge of the Company's liability under this warranty. If the Company opts to refund the purchase price any such refund is conditional upon the Customer providing the Company with access and all reasonable assistance that it reasonably requires in order to remove the Studio and upon such removal ownership of the Studio shall vest in the Company

5.3 The Company shall not be liable for a breach of the warranty set out above relating to workmanship and materials other than Structural Elements, unless the Customer gives written notice to the Company within one month from the end of the build

5.4 Any repaired or replaced goods will be guaranteed on these terms for the unexpired portion of the one month period

5.5 All warranties, conditions and other terms implied by statute or Common Law (save for conditions implied by Section 12 of the Sale of Goods Act 1979) are to the fullest extent permitted by law excluded from the Agreement

5.6 Where the Studio is sold under a consumer transaction (as defined by the Consumer Transactions (Restrictions on Statements) Order 1976) the statutory rights of the Customer are not affected by these Terms

5.7 Nothing in these Terms excludes or limits the liability of the Company for death or personal injury caused by the Company's negligence or fraudulent misrepresentation

5.8 The warranty given in this Clause 5 shall not apply to any defects in the Studio arising as a result of any breach of the Customer's Warranties set out at Clause 3 above or as a result of any subsidence, landslip or land-heave affecting the installation or any other form of instability affecting the installation Site

5.9 The Company provides no warranty in relation to any Optional Extras save that it will use all reasonable endeavours to assign the benefit to the Customer of any manufacturer's warranty relating to the Optional Extras capable of assignment

6. Alteration in Specification

The Company reserves the right to make any changes in the specification of the Studio which do not materially alter their quality or function or where it is necessary to conform to any applicable safety or other statutory requirements

7. Property and Risk

7.1 Risk in the Studio shall pass to the Customer upon handover of the keys to Studio and responsibility for effecting and maintaining insurance cover passes to the Customer at that time

7.2 Title in the Studio shall not pass to the Customer until the Company has received payment in full (whether in cash or cleared funds) of all sums due to it in respect of the Studio

8. Price and Payment Terms

8.1 The price for the Studio and any Optional Extras shall be set out in the Order Acceptance Confirmation. The price shall be inclusive of any value added tax unless stated otherwise but excludes any other applicable tax which the Customer shall pay in addition to the price

8.2 All prices quoted are valid for 90 days from the date stated below. Any orders placed after this 90 day period has elapsed may be subject to price change

8.3 Unless otherwise stated a deposit of 25% of all sums payable to the company is payable on ordering the Studio from the Company. A further stage payment of 45% is due at the end of the first day of construction work. The balance of such sums are payable at the time the keys to the Studio are handed over to the Customer and time for payment shall be of the essence. For the avoidance of doubt the full price of the Studio will be payable on the date that the keys are handed over notwithstanding that any Optional Extras may not have been installed or are not functional

8.4 The Customer shall make the full payment due without any deduction whether by way of set-off, counterclaim or otherwise and no payment shall be deemed to have been received until the Company has received cleared funds

8.5 The Company reserves the right to alter its price list at any time

9. Failure to Make Payment

9.1 If the Customer fails to pay the full payment on the due date then without prejudice to its other rights and remedies the Company may charge interest both before and after judgement on the amount unpaid at the rate of 10% per annum above the Lloyds TSB base lending rate from time to time compounded monthly until payment is made in full with a part of a month being treated as a full month for the purposes of calculating interest

9.2 Notwithstanding the above, if full payment has not been made on the due date the Agreement may be terminated forthwith by the Company serving not less than 48 hours written notice to the Customer, whereupon the Company shall be entitled to remove the Studio and for such purpose the Company shall have an irrevocable licence or authority to enter upon the Installation Site with such transport as may be necessary to recover the Studio. The Customer shall render all reasonable assistance to the Company to enable the Customer to disconnect the electricity supply and dismantle and remove the Studio from the site

9.3 If the Company takes the action permitted by Clause 9.2 the Customer shall pay a removal charge being £2500 plus VAT together with the cost of arranging for an electrician to disconnect the power supply

10. Enforceability and Severability

Any provision of these Terms which is held to be illegal, invalid, unenforceable or unreasonable whether in whole or in part shall to the extent necessary be deemed severable and the other provisions of these Terms and Conditions shall remain unaffected

11. Amendment

These Terms shall not be amended, modified or varied except in writing signed by a director of the Company

12. Assignment

12.1 The Customer shall not be entitled to assign or transfer the benefit of the Agreement or any part of it without the Company's prior written consent

12.2 The Company may assign the Agreement or part of it to any person, firm or company

13. Damages

Save as described in these Terms and Conditions the Company shall not be liable to the Customer for any loss or damage whether direct or indirect and howsoever caused. In any event the Company's liability to the Customer in respect of the non performance of any of the Company's obligations shall be limited to the price of the Studio

14. Force Majeure

The Company shall not be liable to the Customer or deemed to be in breach of these Terms and Conditions because of any delay or failure to perform any of the Company's obligations if the delay or failure was due to any cause beyond the Company's control

15. Insolvency

If the Customer shall go into liquidation whether compulsory or voluntary (except the purposes of a bona fide reconstruction or amalgamation) or if a petition shall be presented or an order made for an administrator or if a receiver, administrative receiver or manager shall be appointed over any part of the assets or undertaking of the Customer or the Customer being an individual shall become bankrupt or make any arrangement with its creditors, then without limiting as remaining rights the Company shall be entitled to immediately recover from the Customer all sums then due and all losses owing to the Company as a result of such circumstances arising, and shall be entitled to give notice to the Customer to terminate the Agreement pursuant to Clause 9.2

16. Notices

Any notices to be given shall be in writing and be deemed to be given if left at last known address of the Company or the Customer as the case may be or sent to the same by first class post or email and shall be deemed to have been received two working days after despatch if sent by post or on receipt of a transmission in legible form if by facsimile or on delivery if by hand

17. Waiver

No failure or delay on the part of the Company to exercise any right or remedy under these Terms shall be construed or operate as a waiver thereof. The rights and remedies provided are cumulative and are not exclusive any rights or remedies provided by law

18. Governing Law

Any claim or dispute arising out of these Terms shall be governed by the laws of England and Wales and the parties submit to the exclusive jurisdiction of the English courts

Quotation Date:	28 September 2013
Sales Consultant:	Brian Macdonald

ORDER CONFIRMATION

To confirm your order, please forward a cheque payable to Garden Spaces UK Limited for the deposit stated below.

Alternatively please pay by direct transfer to Lloyds TSB Group, Garden Spaces UK Limited, Sort code: 30-13-35, Account No: 53608168

Deposit required with order	25%
Stage payment due on day 1 of work on site	45%
Remaining Balance payable upon satisfactory completion 30%	

ORDER ACCEPTANCE

I understand that this agreement is subject to the Terms and Conditions of Business which I have read and fully understand and I hereby confirm my acceptance of the Terms and Conditions of Business.

SIGNED	
PRINT NAME (inc. Title)	Dallas Smith
DATE	

Your Details ...

Please complete your details in the boxes below

Email Address	DSmith@unitedagents.co.uk
Postal Address	72 Bartholomew Rd London NW5 2AL
Telephone	07885 539377

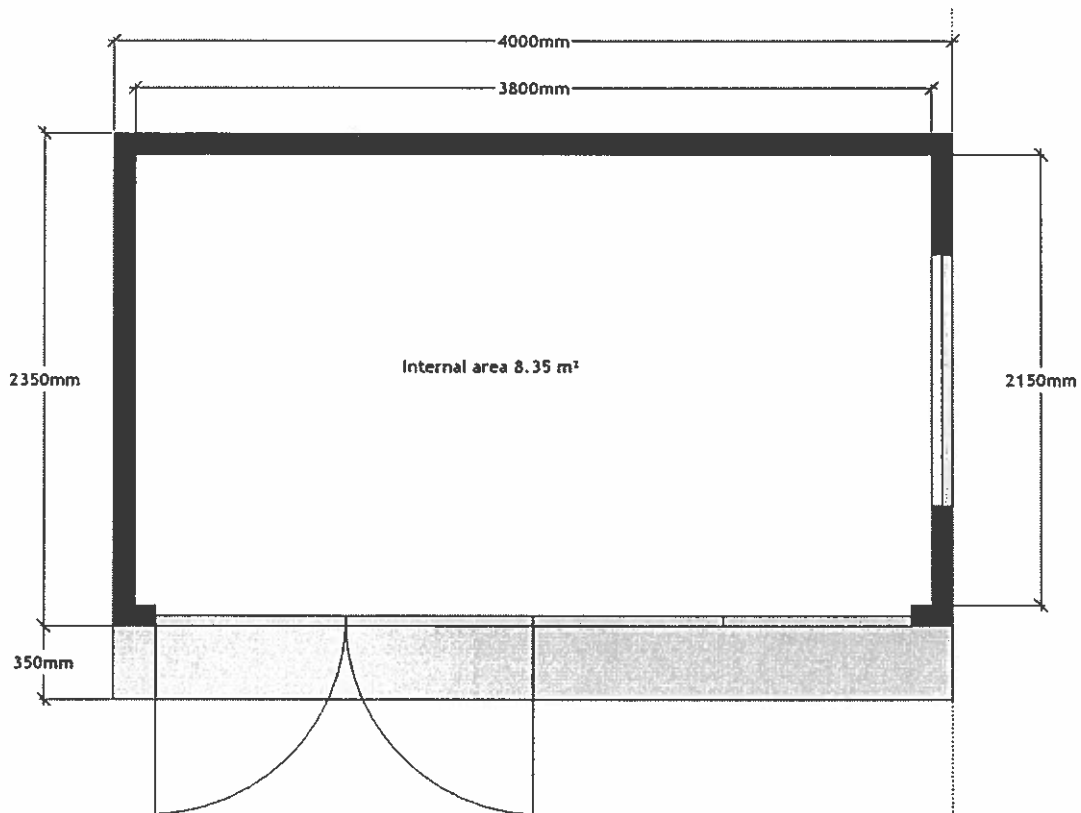
ORDER FORM VERSION DATE 08-08-2013

IMPORTANT NOTE:

We can only advise you regards the implications of planning law and will endeavor to do so to the very best of our ability. The final responsibility resides with the property or land owner.

Site Survey

Please refer to the plan below for an indication of the layout and position of your building. If any additional costs are payable, these are stated below.



NOTES:

Studio location

The studio will be located 200mm from the rear and 400mm from the right boundary.

Climate control

We require 600mm space required for the external condenser unit.

Clear & level site

Your site is assumed to be clear and level.

Extra decking

Decking will be charged at £135 per m² for soft wood and £175 per m² for hardwood for uncomplicated layouts.

Toilet facilities

Whilst on site my installation team will need access to toilet facilities. They are very courteous and respectful. Please let me know if this is a problem. We can provide a portaloos at the cost of £200 if required.

Provision of a new electricity supply to your building (see front page for pricing)

Please tick the box on the front page if you accept our quotation or tick to let us know if you prefer to contract your own electrician. All prices quoted are only valid for work undertaken in conjunction with our ground works and may not be available after the completion of your building.

NOTES: the armoured cable will run from consumer unit in cellar up to ground floor through external wall then pinned to fence to studio.

Access to installation site

Work will commence each day at approximately 8.00am or soon thereafter. Please ensure that the access route to the site and the garden itself is clear of all obstacles, otherwise additional labour charges will be payable. Wherever possible, please retain parking spaces for our delivery vehicles.

Please tick one box below to confirm parking arrangements. If parking costs are incurred, these will be added to your final invoice.

☐

Off-road parking available

☐

On-street parking available

PLEASE PROVIDE PERMITS IF REQUIRED

☐

Other

Please call us to advise

NOTE: access to power on site is required at all times. Due to the nature of the power tools used, we will need access to your house consumer unit (fuse box) in case the power supply fails. If a continuous power supply is not available, additional charges may be payable

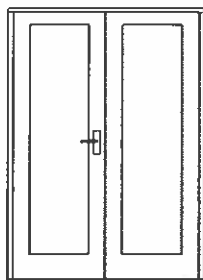
Configure the layout of your Garden Studio

FLOORING SELECTION

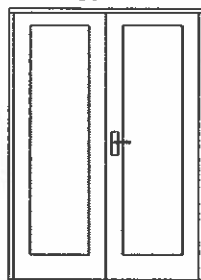
Enter your laminate floor choice here
<http://www.gardenspaces.co.uk/materials/flooring/>

MASTER DOOR

Please advise which door you wish to open first - looking from out to in – circle the option you require



Left



Right

Handle colour (hinge covers are black)

Chrome

Black

Silver (matt finish)

DOOR POSITION

Please advise position of your French Doors

Door position no.

Position

CONSUMER UNIT AND POWER SOCKET POSITIONS

The consumer unit, light switch will be located near Panel 1.
 Please tell us the location of your 3 double power sockets by writing the panel number in the box below (max. 2 sockets per panel). If you do not advise specific locations, we will assign the default positions (shown in brackets)

WRITE THE PANEL NOS. FOR YOUR 6 SOCKETS BELOW

(Default positions: Panels 1,4,8)

OPENING WINDOW(S) POSITION

Please also advise the location of your opening window by writing the panel number in the box below
 If you do not advise a specific location, we will assign the default position panel 8

NOTE: Again this is for location purposes only.

If you purchase an upgrade for an extra opening window, please also write this panel number in the box.

Panel no. N/A

