



[Video Tour \(#product\\_popup\)](#)

[Enquire \(#enquire\\_popup\)](#)

### Mini Office 1

#### Pricing

Delivered for self-assembly

£3,500

Assembly by Garden Affairs\*

£720

#### Included as standard

- ✓19mm tongue & groove timber floor
- ✓EPDM rubber roof membrane / gutter outlet
- ✓5 year manufacturer's guarantee

#### Optional Extras

<b>Deck Base</b>	£585
Green sedum roof - fitted	£605
<b>Insulation to roof &amp; floor</b>	£650
<b>Electrical packages</b>	POA
Factory painted exterior walls, doors & windows	£750
Additional high-level window (painted)	£315

\* For assembly between 50-75 miles from BA14-ODT add 20%  
75-100 miles add 30%  
Within M25 and over 100 miles price on application

#### Mini Garden Office 1

**Contemporary Garden Office under 2.5m high**

A high-quality Mini Garden Office designed to fit easily into any sized garden including small city gardens where space is at a premium. Three long DOUBLE GLAZED windows and a DOUBLE GLAZED door with multi-point locking offer a light, airy and modern space in which to comfortably work.

The **Mini Garden Office** has an attractive, contemporary design featuring a flat roof. The finished building is 1.8m deep x 2.4m wide. At under 10 cubic metres in volume, and under **2.5m high**, this small garden office does not (in most cases) require planning permission.

Roof & floor insulation ensures the building is warm in winter, cool in summer for all year round use.

The **Mini Garden Office** is large enough to house a desk, chair and bookshelves with room to spare for the inevitable office paraphernalia. This solid garden office is constructed from heavy-duty, 44mm timber inclusive of a 19mm timber floor. All timber is from sustainable sources.

A two-part, preservative & paint finish is available for exterior walls & doors & windows in a choice of colour. Alternatively, you can choose to do this yourself.

The all-inclusive garden office kit comes complete with double-glazing; all the necessary fixings and fastenings; high quality, multi-point locking door furniture; detailed instructions and is designed for do-it-yourself assembly in a day or two, with no carpentry skills required. Alternatively, relax and let Garden Affairs install for you.

For a different size or layout just call our team on 01225 774566.

### Specifications

#### Base dimensions

240cm x 180cm

#### Wall thickness

44mm timber

#### Roof height

250cm

#### Roof overhang

18cm

### Standard garden office package includes

#### 1 x PE46H single door (double glazed)

91cm x 204cm

#### 3 x PJO7 fixed, vented windows (double glazed)

45cm x 168cm

19mm tongue & groove timber floor

EPDM rubber roof membrane / gutter outlet

### Plans



[Mini Office 1 pdf drawing \(assets/files/PDFs Fifth Avenues/1.8m x 2.4m Mini Office 1.pdf\)](#)

### FAQS

#### What if I don't see a garden office that suits my needs?

All our garden offices can be modified to suit your needs. On standard offices, you can choose from a wide variety of door and window options and create your own size and layout. Alternatively, you can start from scratch with a made to measure design. Please note that there is no extra charge for a bespoke design.

#### Can I view your Garden Offices?

Yes. We are not an "Internet company". We exist in the real world!

Our display centre and offices are located at Trowbridge Garden Centre, Trowbridge, Wiltshire, BA14 0DT. We have a variety of garden rooms from our range available to view. Obviously with literally hundreds of models available and the option to customise, we do not have every model, but we do have a "bit of everything" so that you can get a feel for the quality and options on offer.

We are open Monday - Friday 9.30am - 5pm.

On Saturday we are open by prior arrangement only, please call us for an appointment to view. Sunday we are closed.

#### Do I need a site visit?

We are sometimes asked if a site visit is required. In most cases, we find that this is not necessary. Our designers are experienced in all aspects of garden room design and build and are able to prepare plans to your specification without the need to visit your garden "in situ".

#### What are the benefits to insulation?

Insulation ensures that a garden office or studio is warm in winter and cool in summer - offering the perfect environment for all year round use. We use a high specification insulation similar to that used in modern loft conversions offering the maximum insulation property without affecting the interior appearance of your building.

Here at Garden Affairs, we practice what we preach. Our team work full time from a large log cabin. You are welcome to visit our office to see for yourself!

#### Do I need a base for my garden office/studio?

Yes. It is essential that all garden offices are sited on a flat level base, constructed from decking, paving or concrete. Ground plans are available for all our garden offices and studios. Please note that if a base is found to be more than 20mm out of level, our installers may be unable to install.

#### Can you supply a base?

Yes. At Garden Affairs, we have taken away the hassle of finding trades people to install your garden office base. Our cleverly designed [Deck Base system \(our-services/garden-affairs-deck-bases\)](#), available on installed offices is a quick, simple and environmentally friendly foundation solution. Prices are shown on all product pages.

#### Why do I need pre-treatment?

Our Log cabins & Prima ranges are manufactured from premium quality, slow grown, Northern European Spruce (a softwood) and therefore must be pre-treated against fungal decay and insect attack. The price for on-site treatment is shown and is available on all installed offices. Our installers take great care to ensure that each end grain of timber is thoroughly treated as well as all other surfaces of the timber during installation.

If you prefer the DIY option; when you order, we will provide you with a comprehensive care and information guide detailing all the best treatments to use to protect and maintain your garden building for years to come.

#### Do I need planning permission?

Many kinds of buildings and structures can be built in your garden or on the land around your house without the need to apply for planning permission. These can include sheds, wooden garages, summerhouses, etc.

#### [CLICK HERE](#)

([http://www.planningportal.gov.uk/wps/portal/portalhome/unauthenticatedhome!/ut/p/c5/04\\_SB8K8xLLM9MSSzPy8xBz9CP0os3gjtXBnJydDRwMLbzdLAo9nSw\\_zsKBAIwN3U\\_1wkA6ze/cRn5uqX5CdnboqKqLAGUwqho/dl3/d3/L2dBISyZoFBISqnQSEh/](http://www.planningportal.gov.uk/wps/portal/portalhome/unauthenticatedhome!/ut/p/c5/04_SB8K8xLLM9MSSzPy8xBz9CP0os3gjtXBnJydDRwMLbzdLAo9nSw_zsKBAIwN3U_1wkA6ze/cRn5uqX5CdnboqKqLAGUwqho/dl3/d3/L2dBISyZoFBISqnQSEh/)) - FOR THE LATEST MINI-GUIDE TO PERMITTED DEVELOPMENT (ENGLAND) - OUTBUILDINGS. ON THE GOVERNMENT'S PLANNING PORTAL WEBSITE

#### Do you deliver to my area?

Standard delivery is included in the price. We deliver throughout England, but are unable to deliver direct to Scotland or Ireland. We can however, deliver to the borders, or a Port/forward freight company for your collection.

#### How will my building be delivered?

Delivery is made direct from the factory to your home and is included in the price.

The buildings are supplied flat packed, on pallets, protected by plastic packaging. Delivery is via articulated lorry, with a forklift.

You will need to ensure that there is sufficient access and space for the lorry to deliver to roadside. If you live in a narrow road, you have weight restrictions for a 40 ton vehicle, or there are any other reasons why delivery may be difficult, please let us know at time of order.

If there are any access or delivery problems we will arrange a local delivery by a smaller vehicle. There will be an additional charge depending on the size of the pallet and your location.

#### Can you install?

Yes. We offer a professional, high quality, fixed price, installation service and for your total peace of mind, unlike most companies, we **do not** use sub-contractors. Why? Pure and simple, quality control.

Our installers are experienced and trained in every aspect of manufacture, design and installation. So you can relax in the knowledge that your new garden building will be installed both correctly and safely.

From the beginning of your installation until sign off, our team will carry out their work with the least amount of disruption to you and your garden.

Once your garden office is installed, if on the rare occasion there should be any teething problems, we will come straight back to sort this out at a time to suit you. Please be aware, that if you have been offered a cheaper installation elsewhere, there may be a reason for this. You may be dealing with a sub contracted fitter who has little knowledge of the buildings, to whom you have no recourse if there should be a problem.

#### How long will installation take?

Depending on the size, most of our garden offices & studios can be installed in 1-2 days. Larger or custom-designed offices usually take no more than 3-4 days. Dependent of course on the Great British Weather.

#### Can I assemble myself?

Many of our garden buildings can be self-assembled by a competent DIY enthusiast and a couple of helpers. A smaller build can be assembled as a weekend project making a perfect opportunity to call in favours from both friends and family!

While we cannot determine if the "DIY" approach is right for you, we can tell you that Garden Affairs customers of all skill levels and ages have had great fun with the assembly of our buildings and are often so proud of their handy work that they can't wait to send a photo for our gallery!

And .... don't forget, because we have our own team of fully trained installers who install hundreds of garden offices every year, you can just call us if at any time you are stuck and we will talk you through any difficulties.

Each garden office is supplied direct from the factory on between 1-3 sealed pallets, complete with all the necessary fixings and fastenings and come with a complete list of all components and step-by-step, assembly instructions, which you will find attached to the outside of your package. All timber is pre-cut for ease of installation allowing you to construct your building with the minimum of tools. Windows and doors are pre-hung in their frames enabling you to simply slot them into place.

Mr D Street, from Redditch: *"Congratulations for a splendid product with instructions that work"*.

#### Do you offer a guarantee?

Yes. A 5 year manufacturer's guarantee against manufacturing or construction defects. The guarantee only applies to buildings that have been installed and treated according to the instructions of the manufacturer.

Please note that wood is a unique, natural product and the finish on timbers will vary. Variation will be seen as coarse or fine grains and shades of colour. Such properties are normal in wood and cannot be considered as a defect, they have to be accepted as an unavoidable property of the product. Timber will shrink or swell according to weather conditions and along with warping are natural properties of wood.

In the event of a complaint, if the cause of the problem should prove to be unreasonable, extreme or severe circumstances or in the case that a building has been installed in rough/wet surroundings, or on unsuitable foundations, or when buildings have not been treated (painted/protected) properly, or longer than 3 months from assembly, the guarantee shall no longer apply. In such cases we shall be forced to charge you for call out costs, any labour costs and/or replacement of components.

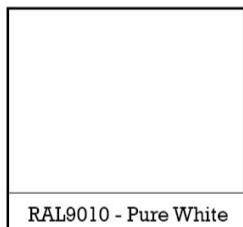
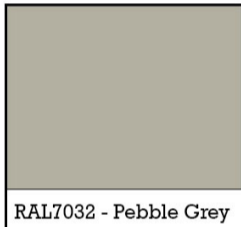
Complaints for damage, visual defects or missing parts should be reported within 7 days from delivery or before assembling and treatment of the garden room.

If, in the event of a complaint, the cause should prove to be poor foundations or assembling errors, the guarantee shall not apply.

Any missing or damaged parts will always be delivered or replaced as soon as possible.

#### How do I order?

Please call us to place your order. You can pay by credit or debit card, cheque or bank transfer. A 25% deposit is required with all orders. The final balance is payable on completion when installed by Garden Affairs, or 7 days prior to delivery for self assembly customers. Please note that we do not accept credit cards on balance payments.



#### What our customers say...