



# TOPWOOD

## TOPWOOD OFFICES & STUDIOS



# Topwood Offices & Studios

## Price list January 2024

Based on Bourne Storage Building, but with the following upgrades:

Paper lining to walls, floor & roof, 100mm Earthwool to walls,

25mm celotex to floor, 100mm Earthwool to roof, 9mm plywood to walls, 5.5mm floor & roof

Office: 1 x half glazed single door & 2 x 3'5" wide T3 / T3 LEA double glazed windows

Studio: Double glazed doors & windows -

1 x Set of 3'11" wide T10 glass to ground double doors, 4 x glass to ground windows (2 fixed & 2 vented)

Price includes 15mm T&G floor & roof, 15mm T&G Shiplap cladding, solvent based treatment, 7ft eaves height,

3" x 2" framework, 24kg polyester based roofing felt, delivery, installation & VAT

Roof can be APEX or PENT - Pent available up to 14ft wide (will be under 2.5m)

Apex can be under 2.5m on up to 14ft gable, but eaves height needs to reduce slightly to accommodate this

Size	Basic Price		Upgrade to	Upgrade to	Tanalised	Onduline	Solvent	EPDM
	Office	Studio	T&G lining	Celotex	upgrade	roof	Rustic Roof	rubber roof
8 x 8	£6,415	£6,894	£864	£224	£499	£288	£320	£448
10 x 8	£7,476	£7,955	£1,020	£268	£624	£360	£400	£560
12 x 8	£8,537	£9,016	£1,176	£312	£749	£432	£480	£672
14 x 8	£9,598	£10,077	£1,332	£356	£874	£504	£560	£784
16 x 8	£10,658	£11,137	£1,488	£400	£998	£576	£640	£896
18 x 8	£11,719	£12,198	£1,644	£444	£1,123	£648	£720	£1,008
20 x 8	£12,780	£13,259	£1,800	£488	£1,248	£720	£800	£1,120
10 x 10	£8,370	£8,849	£1,200	£320	£702	£450	£500	£700
12 x 10	£9,576	£10,055	£1,380	£372	£842	£540	£600	£840
14 x 10	£10,782	£11,261	£1,560	£424	£983	£630	£700	£980
16 x 10	£11,988	£12,467	£1,740	£476	£1,123	£720	£800	£1,120
18 x 10	£13,194	£13,673	£1,920	£528	£1,264	£810	£900	£1,260
20 x 10	£14,400	£14,879	£2,100	£580	£1,404	£900	£1,000	£1,400
12 x 12	£10,989	£11,468	£1,584	£432	£1,011	£648	£720	£1,008
14 x 12	£12,403	£12,882	£1,788	£492	£1,179	£756	£840	£1,176
16 x 12	£13,818	£14,297	£1,992	£552	£1,348	£864	£960	£1,344
18 x 12	£15,231	£15,710	£2,196	£612	£1,516	£972	£1,080	£1,512
20 x 12	£16,644	£17,123	£2,400	£672	£1,685	£1,080	£1,200	£1,680
14 x 14	£14,024	£14,503	£2,016	£560	£1,376	£882	£980	£1,372
16 x 14	£15,645	£16,124	£2,244	£628	£1,572	£1,008	£1,120	£1,568
18 x 14	£17,267	£17,746	£2,472	£696	£1,769	£1,134	£1,260	£1,764
20 x 14	£18,888	£19,367	£2,700	£764	£1,966	£1,260	£1,400	£1,960
16 x 16	£17,475	£17,954	£2,496	£704	£1,797	£1,152	£1,280	£1,792
18 x 16	£19,303	£19,782	£2,748	£780	£2,022	£1,296	£1,440	£2,016
20 x 16	£21,132	£21,611	£3,000	£856	£2,246	£1,440	£1,600	£2,240
16 x 18	£19,303	£19,782	£2,748	£780	£2,022	£1,296	£1,440	£2,016
18 x 18	£21,340	£21,819	£3,024	£864	£2,275	£1,458	£1,620	£2,268
20 x 18	£23,376	£23,855	£3,300	£948	£2,527	£1,620	£1,800	£2,520
16 x 20	£17,499	£17,978	£3,000	£856	£1,520	£1,440	£1,600	£2,240
18 x 20	£21,972	£22,451	£3,300	£948	£2,246	£1,620	£1,800	£2,520
20 x 20	£25,620	£26,099	£3,600	£1,040	£2,808	£1,800	£2,000	£2,800

### Double glazed doors & windows:

Double door in lieu of single	£225
Additional single door	£425
Additional double door	£650
T3 / T3 LEA 3'5" wide x 3'9" High Office window	£375
T4 / T4 LEA 4'10" wide x 3'9" High Office window	£435
T5 / T5 LEA 5' wide x 3'9" High Office window	£545
T10 1'9" wide glass to ground Studio window (fixed)	£295
T10 LEA 1'9" wide glass to ground Studio window (vented)	£345

### Other optional extras:

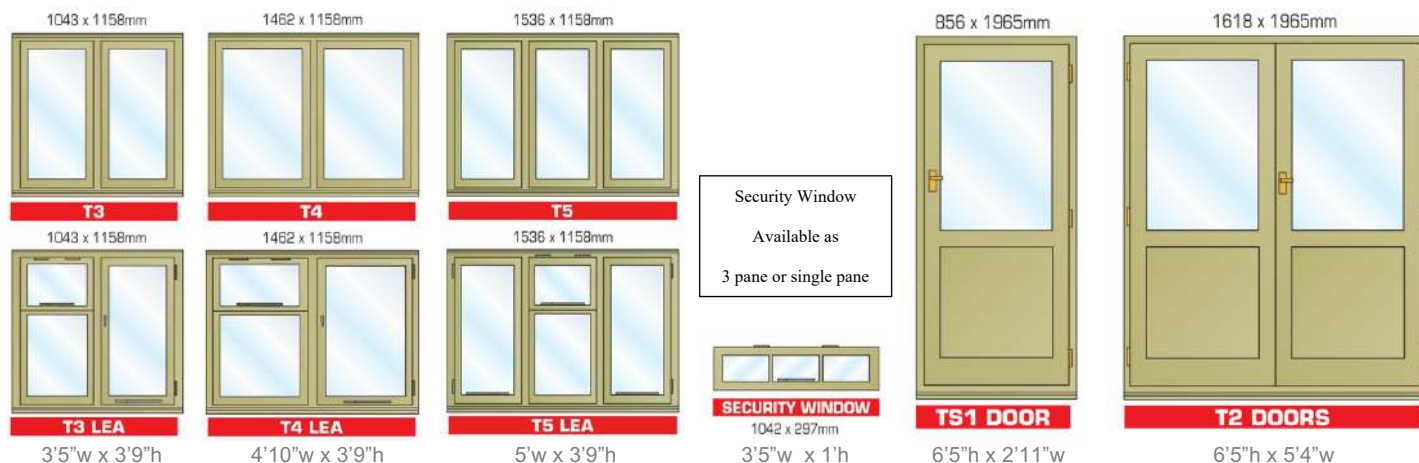
Partition single skin (per running foot)	£30
Partition double skin (per running foot)	£40
Guttering (per running foot)	£10
Extra height (per 5" board)	5%
2'6 wide FLB shed door	£169
5ft wide FLB double door	£259
Roof overhang (per square foot)	£11.45



# TOPWOOD OFFICES & STUDIOS

## DOUBLE GLAZED WINDOWS & DOORS TO SUIT

WITH 4MM TOUGHENED GLASS EITHER SIDE OF A 6MM DOUBLE GLAZED UNIT.  
CHROME FITTING AS STANDARD & LOCKS TO ALL OPENINGS



T3: £470

T4: £540

T5: £660

SW: £199

TS1 DOOR: £460

T2 DOORS £690

T3 LEA: £520

T4 LEA: £570

T5 LEA: £699

## DOUBLE GLAZED DOORS & WINDOWS TO SUIT

WITH 4MM TOUGHENED GLASS EITHER SIDE OF A 6MM DOUBLE GLAZED UNIT.  
CHROME FITTING AS STANDARD WITH 5 LEVER MORTICE LOCK

HALF GLAZED, FULLY GLAZED OR FULLY GLAZED WITH CROSSBAR AT NO EXTRA COST



**ALL PRICES INCLUDE V.A.T.  
ALL SIZES ARE APPROXIMATE**

**JANUARY 2024**