FLOOR PLAN - GARDEN STUDIO

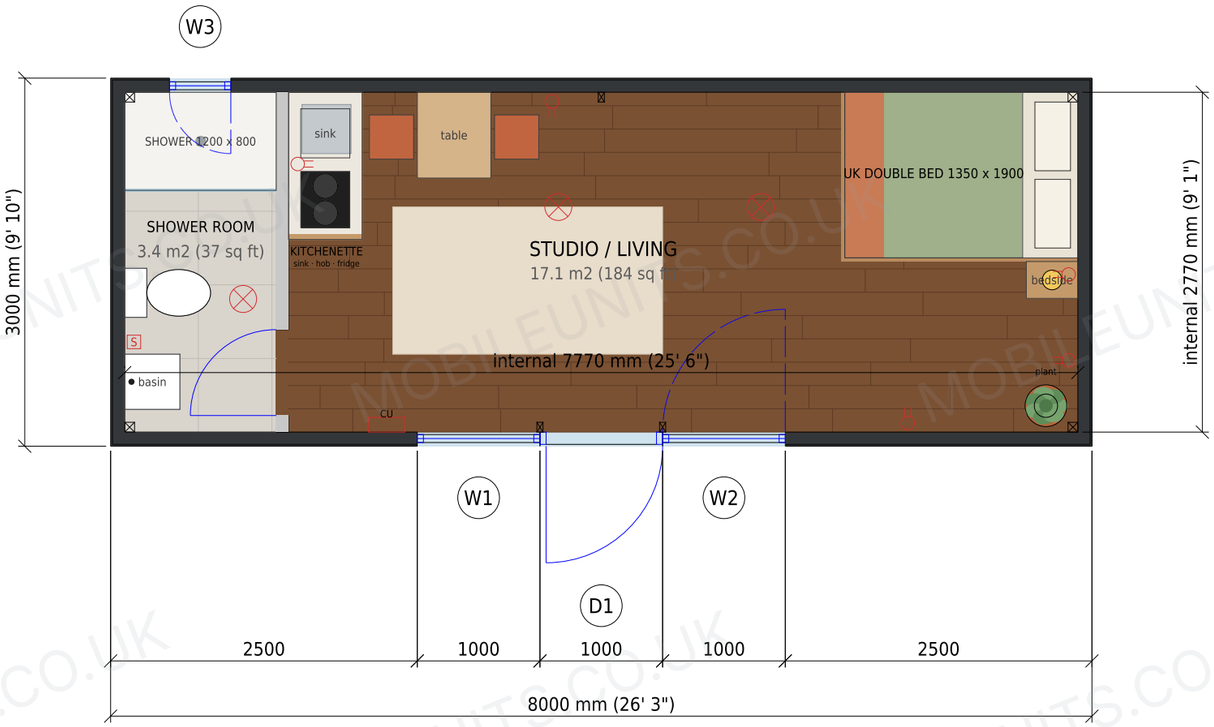
Floor area: 24.0 m2 (258 sq ft) | internal 21.5 m2

REAR

KEY

- Corner post 80 x 80
- Frame post 50 x 80
- Wall panel PIR 100 mm
- Double socket 13 A
- LED ceiling light
- Shaver socket (shower room)
- CU - consumer unit
- Window / door frame

Posts stand inside the cabin,
never inside a window or door.



FRONT (entrance side)

WINDOWS AND DOORS

W1	1000 x 2100 mm	Fixed window front wall
D1	1000 x 2100 mm	Door front wall, opens out
W2	1000 x 2100 mm	Tilt and turn patio window front wall, full height, opens in like a door, tilt for airing
W3	500 x 500 mm	Tilt and turn window, obscure glass (shower) rear wall, sill 1500 mm, obscure glass, opens in

UK PLANNING - BUILT FOR PERMITTED DEVELOPMENT

MAX HEIGHT 2.50 m (8' 2") ABOVE GROUND

Designed for the Class E outbuilding rules (GPDO 2015, England):
- Max 2.5 m high, so it can stand within 2 m of your boundary
- Single storey, not in front of the house, max half of the garden
- Office or studio use: usually no planning permission
- With a bed (granny annexe): Caravan Act route, not Class E - get a Lawful Development Certificate first. Not for rent.

Height measured from the underside of the frame - set it on a base at ground level.
Listed buildings, conservation areas, flats and Wales / Scotland / NI: other rules. Always check with your council. We send drawings for your application.

GARDEN STUDIO 8.0 x 3.0

Size: 8.0 x 3.0 m (26' 3" x 9' 10")
Floor area: 24.0 m2 (258 sq ft)
Overall external height: 2.50 m (8' 2")
One module, delivered whole

SCALE 1:50 @ A3

0 1 2 3 4 5 m

! DRAFT - interior layout for discussion; post positions to confirm
! Intermediate post positions to be confirmed (drawn at the door jambs / mid rear wall)

STANDARD SPECIFICATION (unless stated otherwise)

Walls and roof:	PIR sandwich panel 100 mm (4 in)
Internal height:	2.15 m (7' 1") at the front, 2.10 m (6' 11") at the rear
Windows:	Fixed 1000 x 2100 + tilt & turn patio 1000 x 2100 + 500 x 500 obscure (shower), PVC RAL 7016
Doors:	Aluminium glazed 1000 x 2100, lever handle, RAL 7016
Shower room:	Shower 1200 x 800, WC, basin, extractor fan, water heater
Kitchenette:	1.2 m on shower room wall: sink, 2-ring hob, U/C fridge
Furniture (example):	UK double bed 1350 x 1900, bedside shelf + lamp, table + 2 chairs
Floor:	Walnut-effect LVT; stone-effect tiles in the shower room
Electrics:	6 sockets (5 double + shaver), 3 LED lights, consumer unit, single phase

MOBILE UNITS LTD

16 Aurillac Way, Retford, Nottinghamshire, DN22 7PX
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info@mobileunits.co.uk
www.mobileunits.co.uk
Company no. 11154002

Drawing: frame floor plan | Scale 1:50 @ A3 | Dimensions in mm (ft)
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mobileUNITS

10 YEARS OF EXPERIENCE

MOBILE UNITS - THE RIGHT CHOICE

GARDEN STUDIO 8.0 x 3.0 m - PRICE

Garden studio with shower room and kitchenette | 24 m² (258 sq ft)

PRICE AS SHOWN ON THE PLANS

Base building 8 × 3 m, steel frame, 100 mm insulated walls, roof and floor, door, 2 full-height windows, slats in your colour, easy-care floor	**£18,999**
Electrics package 5 double sockets + shaver socket, 3 LED lights, consumer unit, single phase	**£1,550**
Shower room wall with door Partition wall and door for the shower room	**£800**
Shower room fit-out Shower 1200 × 800 with screen, WC, basin with mixer tap, water heater, extractor fan	**£3,250**
Kitchenette Kitchenette 1.2 m: cabinets, worktop, sink with mixer tap, 2-ring hob, fridge	**£1,000**
TOTAL - READY TO USE	**£25,599**

Prices include VAT and delivery to mainland UK.

EXTRAS

Electric radiator 1 kW, fitted	£90
Air conditioning (heats and cools), fitted	£1,250

NOT INCLUDED

- HIAB / crane unloading (you book it, local rates)
- Base: concrete pads, slab or ground screws
- Connection to power, water and drains on site
- Furniture shown on the plans

UK PLANNING

MAX HEIGHT 2.50 m

Built for UK permitted development (Class E outbuilding, England):
- max 2.5 m high, so it can stand within 2 m of your boundary
- single storey, not in front of the house

Office / studio use: usually no planning.
With a bed (granny annexe): Caravan Act route - ask your council for a Lawful Development Certificate first.
Always check with your local council.
We send drawings for your application.

CONTACT US

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FLOOR PLAN - GARDEN STUDIO

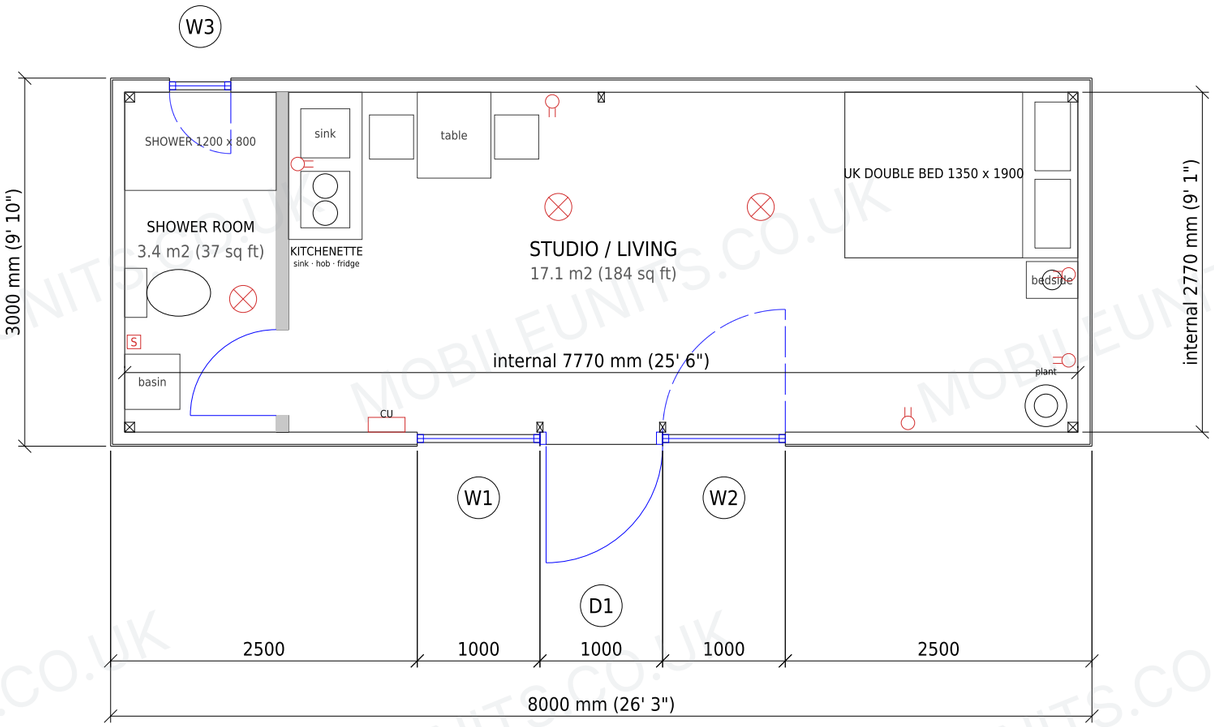
Floor area: 24.0 m2 (258 sq ft) | internal 21.5 m2

REAR

KEY

- Corner post 80 x 80
- Frame post 50 x 80
- Wall panel PIR 100 mm
- Double socket 13 A
- LED ceiling light
- Shaver socket (shower room)
- CU - consumer unit
- Window / door frame

Posts stand inside the cabin,
never inside a window or door.



FRONT (entrance side)

WINDOWS AND DOORS

W1 1000 x 2100 mm Fixed window
front wall

D1 1000 x 2100 mm Door
front wall, opens out

W2 1000 x 2100 mm Tilt and turn patio window
front wall, full height, opens in like a door, tilt for airing

W3 500 x 500 mm Tilt and turn window, obscure glass (shower)
rear wall, sill 1500 mm, obscure glass, opens in

UK PLANNING - BUILT FOR PERMITTED DEVELOPMENT

MAX HEIGHT 2.50 m (8' 2") ABOVE GROUND

Designed for the Class E outbuilding rules (GPDO 2015, England):
- Max 2.5 m high, so it can stand within 2 m of your boundary
- Single storey, not in front of the house, max half of the garden
- Office or studio use: usually no planning permission
- With a bed (granny annexe): Caravan Act route, not Class E - get a Lawful Development Certificate first. Not for rent.

Height measured from the underside of the frame - set it on a base at ground level.
Listed buildings, conservation areas, flats and Wales / Scotland / NI: other rules. Always check with your council. We send drawings for your application.

GARDEN STUDIO 8.0 x 3.0

Size: 8.0 x 3.0 m (26' 3" x 9' 10")
Floor area: 24.0 m2 (258 sq ft)
Overall external height: 2.50 m (8' 2")
One module, delivered whole

SCALE 1:50 @ A3

0 1 2 3 4 5 m

! DRAFT - interior layout for discussion; post positions to confirm
! Intermediate post positions to be confirmed (drawn at the door jambs / mid rear wall)

STANDARD SPECIFICATION (unless stated otherwise)

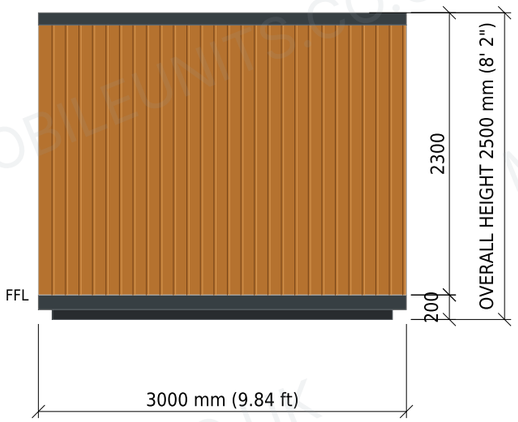
Walls and roof:	PIR sandwich panel 100 mm (4 in)
Internal height:	2.15 m (7' 1") at the front, 2.10 m (6' 11") at the rear
Windows:	Fixed 1000 x 2100 + tilt & turn patio 1000 x 2100 + 500 x 500 obscure (shower), PVC RAL 7016
Doors:	Aluminium glazed 1000 x 2100, lever handle, RAL 7016
Shower room:	Shower 1200 x 800, WC, basin, extractor fan, water heater
Kitchenette:	1.2 m on shower room wall: sink, 2-ring hob, U/C fridge
Furniture (example):	UK double bed 1350 x 1900, bedside shelf + lamp, table + 2 chairs
Floor:	Walnut-effect LVT; stone-effect tiles in the shower room
Electrics:	6 sockets (5 double + shaver), 3 LED lights, consumer unit, single phase

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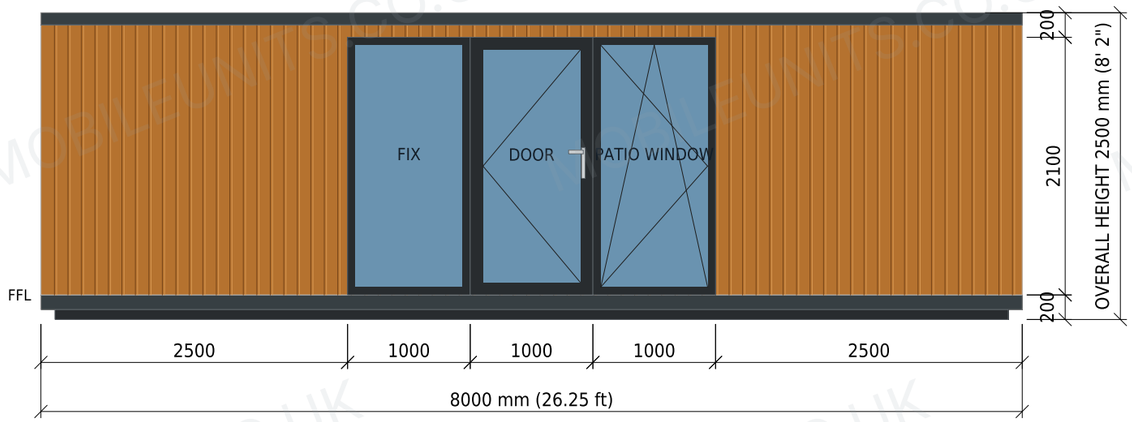
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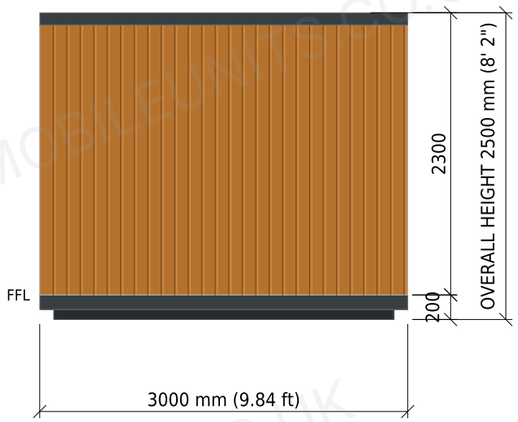
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



UK PLANNING - BUILT FOR PERMITTED DEVELOPMENT

MAX HEIGHT 2.50 m (8' 2") ABOVE GROUND

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GARDEN STUDIO 8.0 x 3.0 - GOLDEN OAK

Size: 8.0 x 3.0 m (26' 3" x 9' 10")
Floor area: 24.0 m2 (258 sq ft)
Overall external height: 2.50 m (8' 2")
One module, delivered whole

SCALE 1:50 @ A3

0 1 2 3 4 5 m

STANDARD SPECIFICATION (unless stated otherwise)

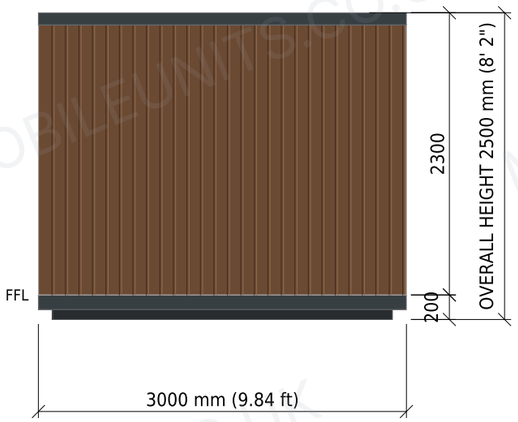
Walls and roof:	PIR sandwich panel 100 mm (4 in)
Internal height:	2.15 m (7' 1") at the front, 2.10 m (6' 11") at the rear
Windows:	Fixed 1000 x 2100 + tilt & turn patio 1000 x 2100 + 500 x 500 obscure (shower), PVC RAL 7016
Doors:	Aluminium glazed 1000 x 2100, lever handle, RAL 7016
Facade:	Vertical steel slats on front and both sides, full height - Golden Oak
Rear wall:	PIR sandwich panel, RAL 7016 graphite
Electrics:	6 sockets (5 double + shaver), 3 LED lights, consumer unit, single phase

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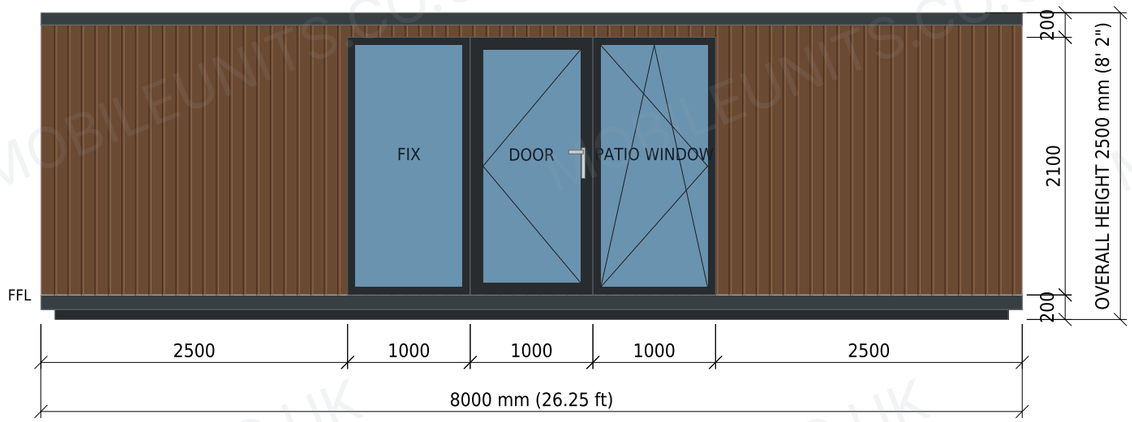
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Company no. 11154002

Drawing: client elevations | Scale 1:50 @ A3 | Dimensions in mm (ft)
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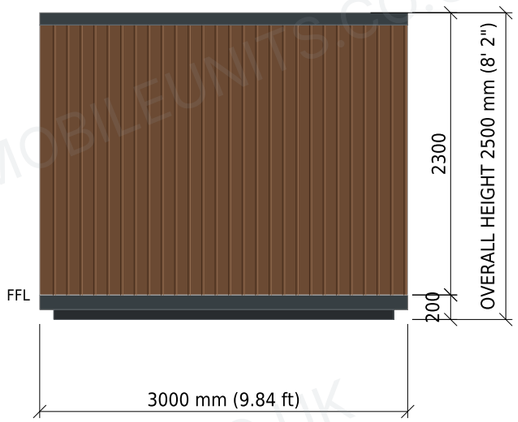
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



UK PLANNING - BUILT FOR PERMITTED DEVELOPMENT

MAX HEIGHT 2.50 m (8' 2") ABOVE GROUND

Designed for the Class E outbuilding rules (GPDO 2015, England):
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mobileUNITS

GARDEN STUDIO 8.0 x 3.0 - WALNUT

Size: 8.0 x 3.0 m (26' 3" x 9' 10")
Floor area: 24.0 m2 (258 sq ft)
Overall external height: 2.50 m (8' 2")
One module, delivered whole

SCALE 1:50 @ A3

0 1 2 3 4 5 m

STANDARD SPECIFICATION (unless stated otherwise)

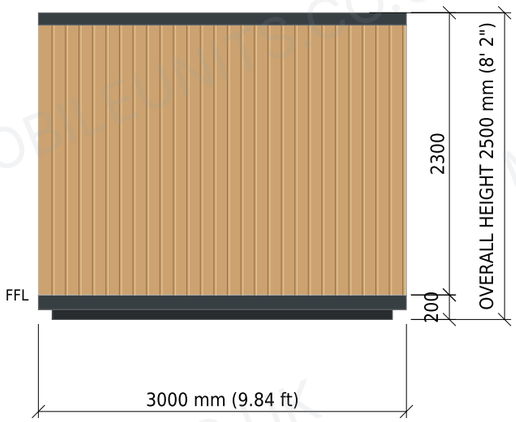
Walls and roof:	PIR sandwich panel 100 mm (4 in)
Internal height:	2.15 m (7' 1") at the front, 2.10 m (6' 11") at the rear
Windows:	Fixed 1000 x 2100 + tilt & turn patio 1000 x 2100 + 500 x 500 obscure (shower), PVC RAL 7016
Doors:	Aluminium glazed 1000 x 2100, lever handle, RAL 7016
Facade:	Vertical steel slats on front and both sides, full height - Walnut
Rear wall:	PIR sandwich panel, RAL 7016 graphite
Electrics:	6 sockets (5 double + shaver), 3 LED lights, consumer unit, single phase

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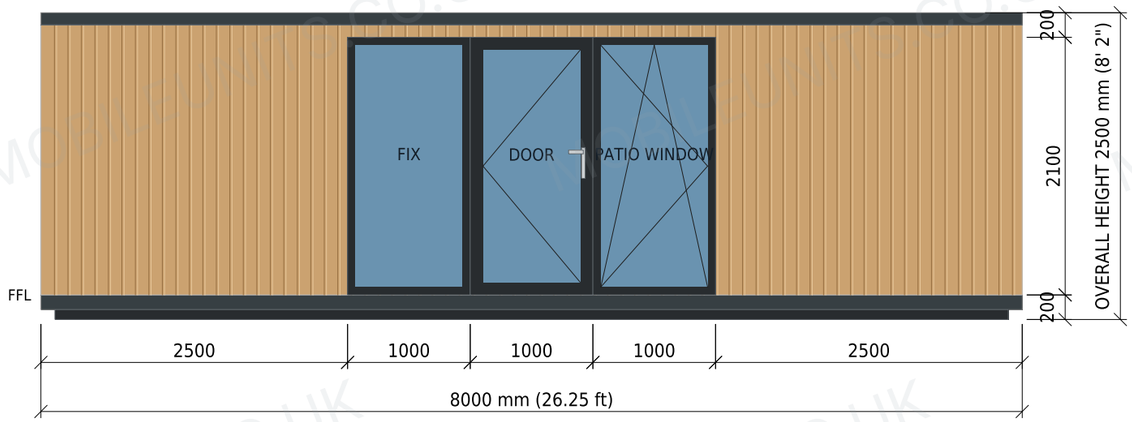
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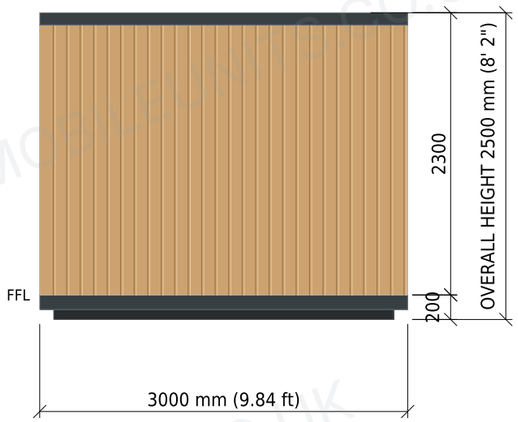
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



UK PLANNING - BUILT FOR PERMITTED DEVELOPMENT

MAX HEIGHT 2.50 m (8' 2") ABOVE GROUND

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GARDEN STUDIO 8.0 x 3.0 - WINCHESTER

Size: 8.0 x 3.0 m (26' 3" x 9' 10")
Floor area: 24.0 m2 (258 sq ft)
Overall external height: 2.50 m (8' 2")
One module, delivered whole

SCALE 1:50 @ A3

0 1 2 3 4 5 m

STANDARD SPECIFICATION (unless stated otherwise)

Walls and roof:	PIR sandwich panel 100 mm (4 in)
Internal height:	2.15 m (7' 1") at the front, 2.10 m (6' 11") at the rear
Windows:	Fixed 1000 x 2100 + tilt & turn patio 1000 x 2100 + 500 x 500 obscure (shower), PVC RAL 7016
Doors:	Aluminium glazed 1000 x 2100, lever handle, RAL 7016
Facade:	Vertical steel slats on front and both sides, full height - Winchester
Rear wall:	PIR sandwich panel, RAL 7016 graphite
Electrics:	6 sockets (5 double + shaver), 3 LED lights, consumer unit, single phase

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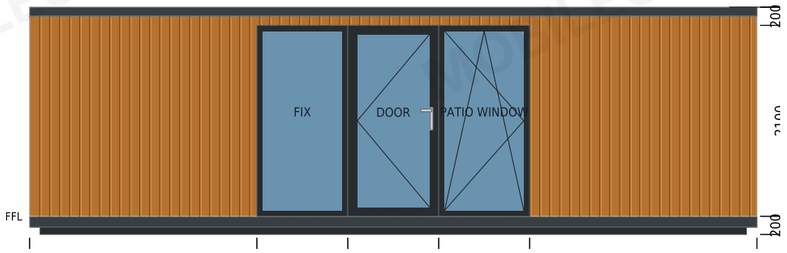
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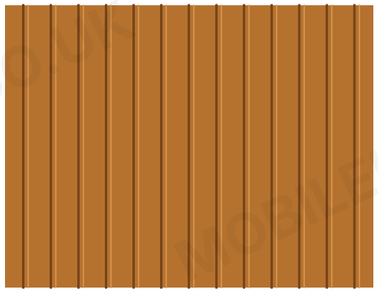
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GARDEN STUDIO 8.0 x 3.0 m - CHOOSE YOUR FINISH

Vertical steel slats on 3 walls, full height | rear wall graphite | 3 colours to choose from

FRONT ELEVATION



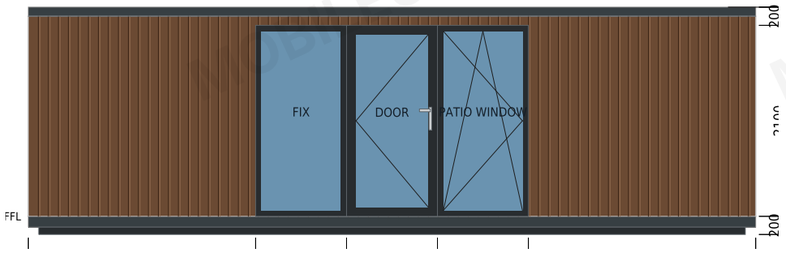


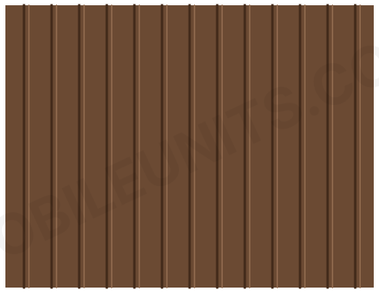
GOLDEN OAK

Vertical steel slats

Timber look, no painting

FRONT ELEVATION



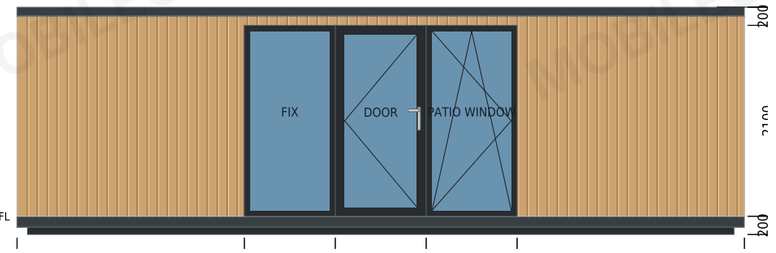


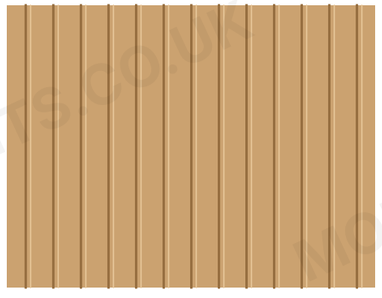
WALNUT

Vertical steel slats

Timber look, no painting

FRONT ELEVATION





WINCHESTER

Vertical steel slats

Timber look, no painting

Vertical steel slats give a warm timber look on a strong, low-maintenance steel finish.

They cover the front and both sides, full height. The rear wall stays graphite RAL 7016.

No rot, no painting, no oiling - just wash it down. Tell us your colour when you order.

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mobileUNITS

10 YEARS OF EXPERIENCE

MOBILE UNITS - THE RIGHT CHOICE

GARDEN STUDIO 8.0 x 3.0 m - SPECIFICATION

Garden studio with shower room and kitchenette | 24 m² (258 sq ft)

WHAT YOU GET

- Steel frame, walls, roof and floor: PIR sandwich panel 100 mm - insulated for all-year-round use
- Overall height max 2.50 m (8' 2") - built for UK permitted development (Class E)
- Internal height 2.15 m (7' 1") at the front, 2.10 m (6' 11") at the rear
- Facade: vertical steel slats on the front and both sides, full height - Golden Oak, Walnut or Winchester
- Rear wall: PIR panel, RAL 7016 graphite
- Aluminium glazed door 1000 × 2100, double glazed, lever handle
- Windows each side of the door: fixed window 1000 × 2100 and tilt and turn patio window 1000 × 2100
- Patio window: full height, opens in like a door, tilts for airing
- 500 × 500 obscure tilt and turn window in the shower
- Windows and door: RAL 7016 graphite inside and outside
- Shower room: shower 1200 × 800, WC, wash basin, extractor fan, water heater
- Kitchenette 1.2 m: sink with mixer tap, 2-ring hob, under-counter fridge
- Floor: walnut-effect LVT, stone-effect tiles in the shower room
- Electrics package: 5 double sockets + shaver socket, 3 LED lights, consumer unit, single phase

Furniture shown on the plans is an example only and is not included.

HOW IT WORKS

1. Send us your sketch or pick this layout.
2. We send a drawing and a price.
3. We build it in Retford, UK.
4. Delivered whole on a truck and placed by crane (HIAB extra, local rates).

OPTIONS - ASK US

Extra sockets and lights, heating or air conditioning, premium cladding, other window and door positions, furniture.

CONTACT US

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