

Guide Pricing for Annexes



Everything we build is bespoke

At Annexe Spaces, we provide bespoke solutions that are tailored to meet our client's specific needs in terms of **flexible size, layout and specification**. We believe a tailored solution is a far better investment, and the small additional cost is far outweighed by the significant benefits.



We offer both flat and pitched roofs models with wide range of stylish contemporary finishes.

See the following pages for guide pricing at a range of sizes.








Guide Pricing for 20m² Buildings





			
Flat Roof - Helix Spec	Apex Roof - Helix Spec	Flat Roof - Elegans Spec	Apex Roof - Elegans Spec
Foundations - Ground screws (galvanised)			
Main Construction - Structural Insulated Panel, (SIPS) to floor, walls and ceilings, with EPDM rubber roof			
Windows & Doors Grey UPVC Frames, gas filled toughened glazing		Windows & Doors Powder coated frames, high performance glazing units	
Flooring - Laminate floor with your choice of finishes		Flooring - Engineered Wood floor with your choice of finishes	
<p style="text-align: center;">Choice of 2 Cladding Styles</p> <p>Thermowood D Pine cladding, vertical, kiln dried with hidden fixings Cement Particle Board (CPB), with textured weatherproof paint</p> <div style="display: flex; justify-content: space-around;"> <div style="width: 30px; height: 30px; background-color: #cccccc; border: 1px solid #000;"></div> <div style="width: 30px; height: 30px; background-color: #8b4513; border: 1px solid #000;"></div> </div>		<p style="text-align: center;">Choice of 3 Cladding Styles</p> <p>Western Red cedar cladding, vertical, kiln dried with hidden fixings. Weather Board in range of colours. Render in a range of colours</p> <div style="display: flex; justify-content: space-around;"> <div style="width: 30px; height: 30px; background-color: #cccccc; border: 1px solid #000;"></div> <div style="width: 30px; height: 30px; background-color: #8b4513; border: 1px solid #000;"></div> <div style="width: 30px; height: 30px; background-color: #4682b4; border: 1px solid #000;"></div> <div style="width: 30px; height: 30px; background-color: #6aa84f; border: 1px solid #000;"></div> <div style="width: 30px; height: 30px; background-color: #d3d3d3; border: 1px solid #000;"></div> <div style="width: 30px; height: 30px; background-color: #333333; border: 1px solid #000;"></div> </div>	
Interior Finish - Skimmed, plastered and painted			
Internal Fittings - Metal sockets and switches			
Internal & External Lighting - LED dimmable downlights			
Bathroom - Contemporary square toilet, sink with mixer and shower			
<p>Kitchen - Stainless steel 1 bowl sink with stainless steel tap, wall and base units with wood effect worktops, fridge freezer and microwave</p> <p>Doors </p> <p>Worktops </p>			
With Planning approval only - standard VAT @20%			
£61,000 inc VAT	£73,100 inc VAT	£68,100 inc VAT	£77,600 inc VAT
With Lawful Development Certificate (LDC) built under the Caravan Act - reduced VAT			
£50,800 inc VAT	£61,000 inc VAT	£56,800 inc VAT	£64,600 inc VAT
Note: Planning application cost is £1,500.00, and parallel Compliance application cost is only £1,800.00 inc VAT			
Optional Extras (not included in above pricing) Wetrooms, Wheelchair access, Climate Control, Premium Glazing, Sedum roofs, Roof lights, Bi-Folding			
Site Related Costs to Add (not included in above pricing) Armoured Cable, Waste and Water (trenching and piping), Skips and Waste Removal, Location Charge			











Guide Pricing for 30m² Buildings

			
Flat Roof - Helix Spec	Apex Roof - Helix Spec	Flat Roof - Elegans Spec	Apex Roof - Elegans Spec
Foundations - Ground screws (galvanised)			
Main Construction - Structural Insulated Panel, (SIPS) to floor, walls and ceilings, with EPDM rubber roof			
Windows & Doors Grey UPVC Frames, gas filled toughened glazing		Windows & Doors Powder coated frames, high performance glazing units	
Flooring - Laminate floor with your choice of finishes		Flooring - Engineered Wood floor with your choice of finishes	
<p>Choice of 2 Cladding Styles</p> <p>Thermowood D Pine cladding, vertical, kiln dried with hidden fixings Cement Particle Board (CPB), with textured weatherproof paint</p> <div style="display: flex; gap: 10px;"> <div style="width: 20px; height: 20px; background-color: #d3d3d3; border: 1px solid #ccc;"></div> <div style="width: 20px; height: 20px; background-color: #8b4513; border: 1px solid #ccc;"></div> </div>		<p>Choice of 3 Cladding Styles</p> <p>Western Red cedar cladding, vertical, kiln dried with hidden fixings. Weather Board in range of colours. Render in a range of colours</p> <div style="display: flex; gap: 10px;"> <div style="width: 20px; height: 20px; background-color: #d3d3d3; border: 1px solid #ccc;"></div> <div style="width: 20px; height: 20px; background-color: #8b4513; border: 1px solid #ccc;"></div> <div style="width: 20px; height: 20px; background-color: #4682b4; border: 1px solid #ccc;"></div> <div style="width: 20px; height: 20px; background-color: #6b8e23; border: 1px solid #ccc;"></div> <div style="width: 20px; height: 20px; background-color: #a9a9a9; border: 1px solid #ccc;"></div> <div style="width: 20px; height: 20px; background-color: #333; border: 1px solid #ccc;"></div> </div>	
Interior Finish - Skimmed, plastered and painted			
Internal Fittings - Metal sockets and switches			
Internal & External Lighting - LED dimmable downlights			
Bathroom - Contemporary square toilet, sink with mixer and shower			
<p>Kitchen - Stainless steel 1 bowl sink with stainless steel tap, wall and base units with wood effect worktops, fridge freezer and microwave</p> <p>Doors Worktops </p>			
With Planning approval only - standard VAT @20%			
£78,700 inc VAT	£91,500 inc VAT	£86,800 inc VAT	£99,600 inc VAT
With Lawful Development Certificate (LDC) built under the Caravan Act - reduced VAT			
£65,500 inc VAT	£76,200 inc VAT	£72,300 inc VAT	£83,000 inc VAT
Note: Planning application cost is £1,500.00, and parallel Compliance application cost is only £1,800.00 inc VAT			
Optional Extras (not included in above pricing) Wetrooms, Wheelchair access, Climate Control, Premium Glazing, Sedum roofs, Roof lights, Bi-Folding			
Site Related Costs to Add (not included in above pricing) Armoured Cable, Waste and Water (trenching and piping), Skips and Waste Removal, Location Charge			



			
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With Planning approval only - standard VAT @20%			
£96,000 inc VAT	£113,100 inc VAT	£106,000 inc VAT	£123,200 inc VAT
With Lawful Development Certificate (LDC) built under the Caravan Act - reduced VAT			
£80,000 inc VAT	£94,300 inc VAT	£88,300 inc VAT	£102,600 inc VAT
Note: Planning application cost is £1,500.00, and parallel Compliance application cost is only £1,800.00 inc VAT			
Optional Extras (not included in above pricing) Wetrooms, Wheelchair access, Climate Control, Premium Glazing, Sedum roofs, Roof lights, Bi-Folding			
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With Planning approval only - standard VAT @20%			
£115,600 inc VAT	£138,600 inc VAT	£127,300 inc VAT	£150,300 inc VAT
With Lawful Development Certificate (LDC) built under the Caravan Act - reduced VAT			
£96,300 inc VAT	£115,500 inc VAT	£106,100 inc VAT	£125,200 inc VAT
Note: Planning application cost is £1,500.00, and parallel Compliance application cost is only £1,800.00 inc VAT			
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Additional, optional items to consider

Kitchen appliances

We offer a full range of modern energy efficient appliances, including fridge/freezers, electric ovens, hobs (halogen and induction), microwave ovens, extractors, dishwashers – all the equipment would expect, and indeed desire, in a modern kitchen. **Prices available on request.**

All percentages above are approximate and are based on a standard specification and individual project content.

Building Shape Variations

L-Shaped Layout	Irregular Layout (non rectangular)	Irregular Layout (complex)
10%	7.5%	15%

Blinds

Venetian (external)	from £175 (per section)
Venetian (integral)	from £495 (per section)
Venetian (solar electric integral)	from £800 (per section)

Other Items

Climate Control	from £1,775
Fenestration upgrades – sliding and bifolding doors	£1,495 (per sash)
Sedum Living roof	£135 (per square metre)
Cloakroom	from £2,350
Shower room	from £4,395
Kitchenette	from £1,895
Water & waste	£125 (per metre)
Electrical cable run	from £25 (per metre above ground)

Location charges: The Spaces Group design and build across the UK mainland (not including Scotland unfortunately). We do charge a variable location fee for working at distance (up to a maximum of 10% of the overall project value). This charge covers our additional expenses, and relates to the distance from our business hub in North London.

How we price: Quality and value for money is everyone's priority, and is our mantra. We will not compromise on either, and by operating without expensive showrooms and offices, we are proud to offer consistent cost efficient bespoke solutions. We provide a complete service from survey and design, to the delivery of a ready to use building including all services.

Moreover, we operate a policy of complete transparency with our pricing. We approach every build with flexibility and work hard to design the best possible bespoke solution for each client within their budget.

NOTE: The ranges and specifications detailed above are purely intended as a guide, and we are happy to provide a no obligation free survey and consultation.