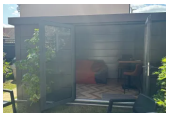
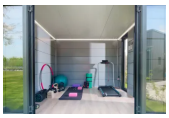
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COMO 4 GARDEN OFFICE

Quickfind Code: 2002
Part Number: SALE COMO 4 GARDEN OFFICE (RAL 7016)

£9,995.00 (exc. VAT)

£11,994.00 (inc. VAT)

PRODUCT DETAILS

A LARGE GARDEN OFFICE WHERE ELEGANCE MEETS PRACTICALITY

Featuring large floor-to-ceiling windows and glass doors, the interior of the Como 4 garden office is bathed in natural light. It provides a versatile and practical workspace that can be tailored to fit your every need. Fully insulated with double-glazed opening windows and doors, the Como 4 is an ideal sized **insulated garden office pod** with space for up to two people.

Made from **high-quality galvanised steel** with an anthracite grey (RAL 7016) finish, it offers a contemporary look and feel that dovetails effortlessly with surrounding building styles and settings.

STRONG, SECURE, DURABLE & LOW MAINTENANCE

The galvanised supporting structure guarantees longevity. A steel construction requires less maintenance than other garden structures. The insulated walls and roof allow for year-round use of the garden room.

We are pleased to offer a 20-year structural steel guarantee.

INSTALLATION

Our professional installation team will build your Como 4 garden office at your home anywhere in mainland England & Wales (for other locations please contact us)*. The garden office is supplied in kit format, made up of prefabricated components making it a quick assembly for our experienced team. We will fully assemble your garden office, including adding 50mm insulation to the walls, as well as clear all installation waste into a waste disposal bag and arrange collection from the roadside*

You will need to ensure there is a solid and level base for the building to be fixed to.

PRODUCT SPECIFICATIONS

External Length (m)	3.88
External Width (m)	2.98
External Height (m)	2.17, 2.19
Internal Length (m)	3.60
Internal Width (m)	2.70
Internal Height (m)	2.16, 2.14
Door Width (m)	1.75
Door Height (m)	1.96

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POPULAR USES

The Como 4 is a versatile and flexible garden building. As well as a garden office it is also ideal for any of these uses:

- Outdoor living space
- Home gym
- Yoga or art studio
- Outdoor dining area
- Movie room
- Garden workshop
- Pool house
- Children's playroom
- Games & music room

STANDARD FEATURES

- Insulated sandwich panels form the roof
- Double doors fully double-glazed (opening 175cm x 196cm) and cylinder lock
- Two full length double-glazed opening windows
- Anthracite eaves and door
- External sheets constructed from hot-dipped galvanised steel
- Roof designed with a pitch
- Integrated gutter system with outlet
- Built-in ventilation to circulate air and reduce moisture buildup
- UV, fire and wind resistant exterior
- 120mm space between walls for insulation and installing electrical points
- External reset spotlights and internal LED strip light
- Anchor bolts provided
- All metalwork frames, external panels, doors, windows, insulated roof panels, rain water down pipe, roof flashing, all fixings
- Supplied driver bits to install screws & bolts
- Internal light grey wall panels

NOW ALSO INCLUDED IN PRICE

- Insulated walls (50mm celotex or equivalent, foil tape)
- Flooring system (45mmx45mm floor joists, 300micron membrane, chipboard screws, quilted insulation, moisture resistant chipboard). With the floor system installed by us you will be able to add a floor covering to finish, e.g. vinyl covering or carpet etc.
- Installation waste collection: Our installers will clear everything into a waste disposal bag and arrange collection from the roadside*

FAQS

How will my garden office be delivered?

> Your garden office will be delivered by our transport team using one of our Hiab lorries, craned off as near as possible to the delivery site.
>
> We will coordinate a convenient delivery date with you and provide an ETA ahead of the scheduled delivery. On the day of delivery, our driver will call you approximately one hour before arriving.

Is it insulated?

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Yes, all of our Como garden offices are fully insulated. Insulated sandwich panels form the roof and 50mm Celotex (or equivalent) insulation will be added by our install team to the walls of your garden room for year-round use.

What type of base is required?

You will need to ensure there is a solid and level base for the building to be fixed to. Popular base types include a concrete slab foundation or a wood decking.

If you require a level base to be made, we offer a base build service. Our install team can build a timber base for the garden room that sits on heavy duty galvanised steel pads. Please contact our team on 01449 782123 for more information.

How long does installation take?

Our Como range now includes installation as standard (for mainland England & Wales locations, for other locations please contact us). We will arrange a date for our installers to attend your site for after the garden room has been delivered.

Our professional installers typically complete the build in 1-2 days, depending on the size of the garden office.

Do I need planning permission?

Our Como 2, Como 3, and Como 4 garden rooms are all designed to be under the UK's 2.5m height planning restriction, meaning you usually wont need planning permission. However, we recommend that you check with your local council beforehand.

Do you offer finance options?

We offer a range of payment methods via our website, including Credit/Debit Cards, Apple Pay, Google Pay, and PayPal.

For businesses (limited companies, partnerships, or sole traders), asset finance is available on our Como range. Please contact us or call our sales team on 01449 782123 to discuss your requirements and the asset finance application process.

Alternatively, limited companies can split the cost over 3 or 12 monthly payments at checkout with IwocaPay.

Does it come with a warranty?

All our Como garden offices come with a 20-year structural steel guarantee.

Do you have a showroom?

We have a fully built Como 3 garden office in our flat pack showcase area at our Suffolk HQ. To arrange a visit to see the garden room in person, please contact our sales team to schedule an appointment.

Alternatively, our team can arrange a video call with you to walk-through the Como 3 and its features.

When will it be ready to use?

Once our build team has completed the construction, all that's left is for you to choose your preferred flooring overlay and ensure the Como is connected to your electrical supply (we recommend that an electrician visits during the build stage). After that, your unit is ready to enjoy!

What do I need to do for the electrics?

You will need to hire an electrician to connect your Como to the mains supply. Our professional install team is happy to

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coordinate with your electrician before the build to ensure everything is prepared.

In many cases, clients have their electrician meet with our team during the build, allowing the wiring to be integrated seamlessly into the process for added convenience.

The Como garden offices are also available in smaller sizes – the cheaper Como 2 compact garden office and the Como 3 mid-sized garden office.

If you are interested in a self-build option, please contact our sales team to discuss.

* mainland England & Wales locations only. For other locations please contact us on 01449 782123

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PRODUCT OPTIONS:

The following optional items can be added to this product:

Como 4 Base Build Service	**£1,710.00** (exc. VAT) **£2,052.00** (inc. VAT)
Now Included – Como 4 Professional Installation Service	~~£3,046.00~~ **Original price was: £3,046.00.£0.00Current price is: £0.00.** (exc. VAT) **£0.00** (inc. VAT)
Now Included – Como Garden Office Installation Waste Collection	~~£230.00~~ **Original price was: £230.00.£0.00Current price is: £0.00.** (exc. VAT) **£0.00** (inc. VAT)
Large Steel Garden Storage Box	**£710.00** (exc. VAT) **£852.00** (inc. VAT)
Medium Steel Garden Storage Box	**£640.00** (exc. VAT) **£768.00** (inc. VAT)
Free Outdoor Chiminea	**£0.00** (exc. VAT) **£0.00** (inc. VAT)

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