



tiger[®]
MODULAR

THE EXPRESS RANGE

Find Your Perfect Space



INTRODUCTION

Want a little extra space at home without needing a lottery win to fund it? With our Express range of garden rooms, you can have exactly that.

Built to our exacting standards, with long guarantees and a choice of upgrades, these simple but stunning spaces are competitive in price without compromising on quality.

And because we manufacture as much of your room as we can off-site, the on-site build time is days, not weeks, meaning less mess and less stress for you and your family.

Whether you need office space, workout space or just some chillout space, we're confident you'll love our Express range as much as we do.

And with our mighty Mini, magnificent Midi or marvellous Maxi to choose from, there's sure to be a size to suit your needs.

So what are you waiting for? Get started with your new garden room today.

[FIND OUT MORE](#)

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TIGER MODULAR MINI

STARTING FROM £14,844

Price Includes VAT, Supply, Delivery & Install

(2m wide x 3m deep) The Mini can be erected in just 3 days and is available in a choice of 2 species of wood.

We're not going to pretend this is the Tardis, but our Mini is surprisingly spacious on the inside – we think The Doctor would approve!

It's ideal for a single workstation office, a cosy reading or writing room or a simple studio for creating, exercising or relaxing. If you're looking for a little extra space away from the distractions of home but without a lengthy commute, then the Mini is the perfect choice.

Manufactured in our Yorkshire workshop and expertly erected in less than a week, the Mini is a quick and cost-effective alternative to a traditional extension.

It can be built away from the main house, and the compact size means it's extremely unlikely you'll need planning permission.

TIGER MODULAR MINI

Our timber buildings don't just look amazing; they have other benefits too.

Cool in summer and warm in winter, they're comfortable, durable and secure.

Plus, we offer extra-long guarantees on the structural work, roof, doors and windows – our garden rooms are built to last a lifetime.



CHECKLIST

- ✓ **EXTERNAL SIZE (W X D X H):**
2M X 3M X 2.5M
- ✓ **INTERNAL SIZE (W X D X H):**
1.68M X 2.68M X 2.1M
- ✓ **ALUMINIUM DOUBLE DOORS:**
(GREY OR BLACK) 1.4M W X 1.95M H
- ✓ **ELECTRICS:**
1X RCD FUSE BOARD
4X INTERNAL WALL LIGHTS
3X DOUBLE SOCKETS (WHITE)
1X ELECTRIC SMARTQ RADIATOR HEATING (WALL MOUNTED)
2X EXTERNAL WALL LIGHTS



ORDER NOW

TIGER MODULAR MIDI

STARTING FROM £19,391

Price Includes VAT, Supply, Delivery & Install

(4m wide x 3m deep) The Midi can be erected in just 4 days and is available in a choice of 2 species of wood.

The Midi is our mid-size studio, with more than enough space to swing a cat (although we've never tried it and don't recommend you do either).

Cat-swinging aside, the Midi is built to the same high standards as all our modular buildings and comes with a lifetime structural guarantee. You get precision engineering, expert erection and a top-quality finish, all at a competitive price.

With twelve square metres of space to play with, you can use your Midi as an office, a yoga studio or even a playroom – in fact, you can use it for almost anything.

And because the majority of fabrication takes place off-site, you won't have builders hanging around your home for weeks on end.

TIGER MODULAR MIDI

Garden rooms are the perfect solution if you need more than a luxury shed but don't want the headache of a full-blown extension.

You get the space you need without moving home, without months of building work and without needing to sell your soul to afford it.

Smarter. Faster. Better. That's the Tiger Modular way.



CHECKLIST

- ✓ EXTERNAL SIZE (W X D X H):
4M X 3M X 2.5M
- ✓ INTERNAL SIZE (W X D X H):
3.68M X 2.68M X 2.1M
- ✓ ALUMINIUM BIFOLD OR
DOUBLE DOORS WITH FIXED PANE:
(GREY OR BLACK) 2.5M W X 1.95M H
- ✓ ELECTRICS:
1X RCD FUSE BOARD
6X INTERNAL WALL LIGHTS
4X DOUBLE SOCKETS (WHITE)
1X ELECTRIC SMARTQ RADIATOR
HEATING (WALL MOUNTED)
2X EXTERNAL WALL LIGHTS

STANDARD



UPGRADED



ORDER NOW

TIGER MODULAR MAXI

Starting from **£22,996**
Price Includes VAT, Supply, Delivery & Install

(6m wide x 4m deep) The Maxi can be erected in just 5 days and is available in a choice of 2 species of wood.

Splash out on size, not price, with the largest garden room in our Express range.

The Maxi is ideal if you need extra space, without the all-singing, all-dancing bells and whistles that bump up the price.

Because of the modular design, our garden rooms create far less mess, less stress and less waste than a traditional bricks and mortar construction.

The majority of your Maxi will be fabricated in the Tiger Modular workshop and then expertly installed by our friendly team.

From foundations to finish – including floors and electrics – on-site construction of your new garden room takes less than a week.

TIGER MODULAR MAXI

From the day we started out, Tiger Modular has always been focused on client satisfaction.

Our goal is to have customer service that isn't just the best – we're aiming for legendary. And that ethos extends to our Express range too.

Whether you opt for standard or bespoke, our friendly team will ensure the same quality of service and a finish you'll love.



CHECKLIST

- ✓ EXTERNAL SIZE (W X D X H):
6M X 4M X 2.5M
- ✓ INTERNAL SIZE (W X D X H):
5.68M X 3.68M X 2.1M
- ✓ ALUMINIUM BIFOLD OR
DOUBLE DOORS WITH FIXED PANE:
(GREY OR BLACK) 3.0M W X 1.95M H
- ✓ ELECTRICS:
1X RCD FUSE BOARD
7X INTERNAL WALL LIGHTS
4X DOUBLE SOCKETS (WHITE)
1X ELECTRIC SMARTQ RADIATOR
HEATING (WALL MOUNTED)
2X EXTERNAL WALL LIGHTS

STANDARD



UPGRADED



ORDER NOW

UPGRADES

Our Express range is intended to give you a high-quality structure at an affordable price, and that does mean there are some design limits.

But just because our Express range doesn't come with all the fancy features of our bespoke designs, it doesn't mean you can't add a few upgrades to suit your needs.

And who needs chandeliers in their garden studio anyway? We're going for practical, not palatial.

We think we've got the basics covered, but if you need something you can't see listed, just ask.



QUESTIONS?

UPGRADE TYPE

		MINI	MIDI	MAXI
	DECK STEP (500MM X BUILD WIDTH)	£352	£705	£1060
	BLINDS IN GLASS	£1,000	£1,500	£1,500
	EXTRA DOUBLE SOCKET	£50	£50	£50
	OUTDOOR SOCKET	£64	£64	£64
	HARD WIRED INTERNET	£500	£500	£500

UPGRADE TYPE

		MINI	MIDI	MAXI
	TIMBER SLATS (PER SIDE) CEDAR OR THERMOWOOD®	£400	£400	£535
	PLASTER UPGRADE	£1500	£2000	£2580
	AIR-CONDITIONING	£2580	£2580	£2580

QUESTIONS?

STANDARD SPECIFICATION



KEY FEATURES:

- ✓ Permitted Development
- ✓ 3D Drawing and Floorplan
- ✓ Waste Removal
- ✓ Ground Screw Foundations - No Concrete
- ✓ Modular Insulated Base
- ✓ Front Cladding: Cedar or Thermowood®
- ✓ Aluminium Double Doors (Mini)
- ✓ Aluminium Bifold or Double Doors with Fixed Pane (Midi & Maxi)
- ✓ Side & Rear Cladding- Grey or Black Steel Profile (Non Combustible)
- ✓ Insulated Modular Roof
- ✓ Mains Power Connections Included

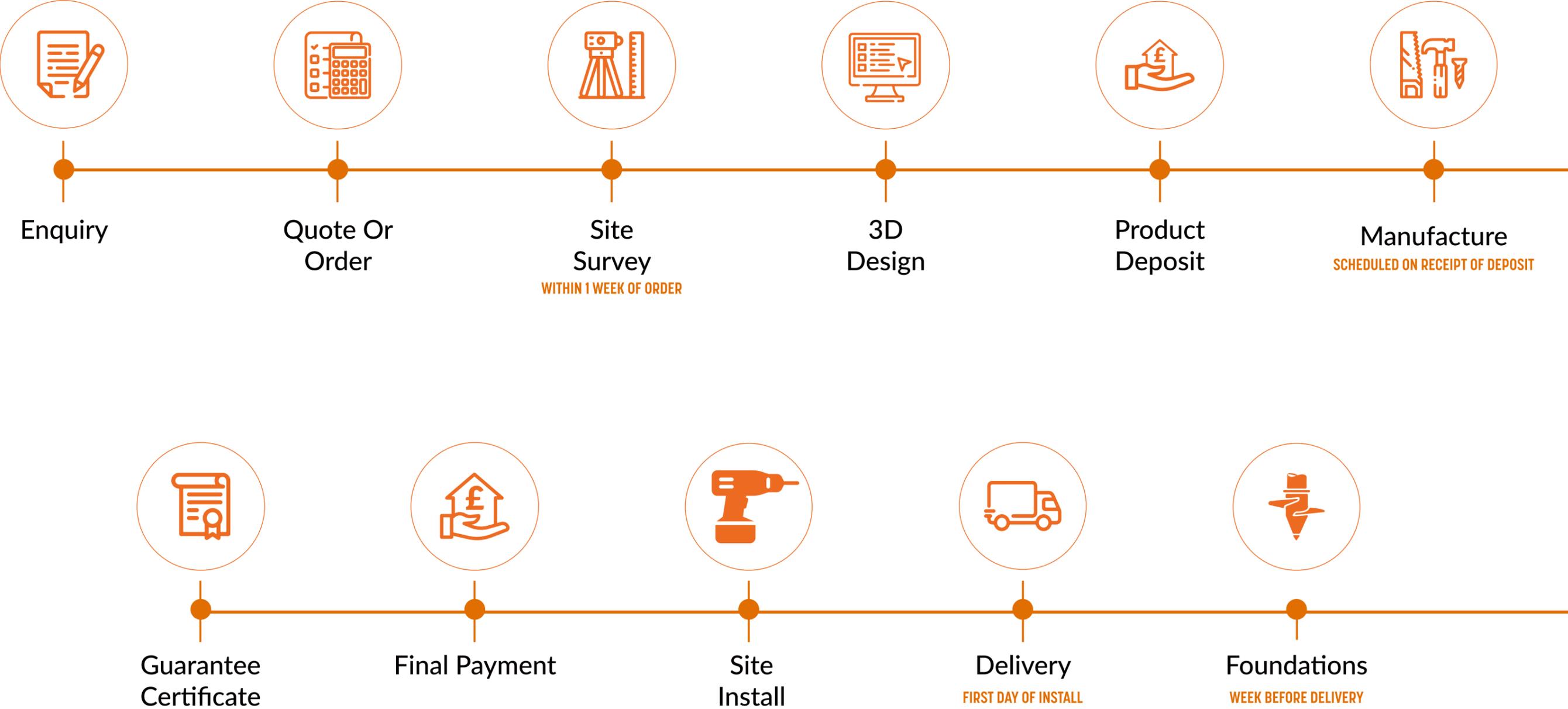
INTERNAL WORKS:

- ✓ 360 Degree Insulation to floors, walls and ceilings
- ✓ MDF Shaker or Vertical Cottage Pannelling (Paintable)
- ✓ Skirting Boards to match wall material
- ✓ Pre-finished white metal ceiling panels
- ✓ Wall lights and sockets
- ✓ Laminate Floors

QUESTIONS?

PROCESS

WE'LL HELP YOU FIND YOUR PERFECT SPACE





tiger[®]
MODULAR

**BOOK YOUR FREE DESIGN CONSULTATION AND
START PLANNING YOUR GARDEN ESCAPE TODAY**



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