



Additional Services

1st Choice specialise in offering an extensive collection of quality buildings - in timber, concrete or metal - so you can be assured that you will find your ideal building with a minimum of fuss. There are occasions, however, when other specialists are required in order to complete your project and our years of experience in this field mean that we have built up a number of valuable connections with reliable tradespeople who we put forward here for your consideration. Whilst the individual tradespeople are independent of us (thus keeping the pricing as low as possible) we are happy to liaise with them to make arrangements on your behalf. We will usually take a deposit on their behalf which is passed along to them with your order with them collecting the balance directly from you later; leaving you with an invoice for your records. Prices quoted presume a suitable, accessible work site within 50 miles of our display area near Woking. If your site is further afield or access is poor then the standard prices quoted may be subject to an additional charge. Please be aware that, on occasion, the individual contractor's availability may exceed our own lead time thus installation of the building may need to be put back to accommodate this.



Standard Timber Subframe Base

This is the ideal solution for garden sheds, workshops and garden rooms when the intended site is relatively level or when a base is needed to sit atop and level an existing concrete base; also very popular when access to the property is restricted or when people wish to avoid the disruption of concrete base construction. A sturdy frame is constructed using 100mm x 47mm structurally-graded C24 spruce which is subjected to an enhanced pressure treatment process to enhance its life. There are cross members at centres between 35cm and 44cm (14" and 17") and these are tied when the width of the base is greater than 1.5m (5') to increase rigidity. The frame is levelled and set above surrounding ground to aid ventilation and supported on indestructible recycled plastic ground posts which are manually driven into the ground. When the timber subframe is sat atop a concrete base these plastic posts are not required and chunky timber feet are used in lieu when levelling is required. The price is just **£6 per square foot (£67 per square metre)**.



Heavy Duty Timber Subframe Base

Whilst our standard timber subframe bases are ideal for many situations, there are occasions when something a little more robust is called upon. This may be because the building is particularly large or heavy, the plan is to store a large amount of weight within the building or simply that the ground on which the base is to be situated has more than a minor slope. Whatever the reason, our installation team will upgrade the standard specification listed to the left by digging out and concreting around each post to ensure that there can be no possible movement. A wise upgrade when ordering a log cabin or other larger building; please ask our sales advisors for guidance if you are unsure. **The price is £8.50 per square foot (£95 per square metre)**.



Concrete Base Construction

A quality base is essential for any building and subject to certain limitations - on access restrictions, a maximum fall of 100mm (4") across the area of the slab and availability of services - our suggested concrete base contractor can offer a set price per square foot. The base will consist of 100mm - 150mm (4" - 6") of concrete laid atop your existing ground. A damp proof membrane is standard and, when the base is over 100 square feet (9 square metres), a reinforcing mesh is integrated into the slab for added strength. Generally the concrete will be delivered to site by volumetric mixer - although the contractor may mix on site on smaller jobs - and the cost will be **£11.50 per square foot (£128 per square metre)** subject to a minimum charge of £400 presuming the work is within the scope of their usual criteria. They will generally endeavour to undertake a site survey to advise of any potential extra costs that may result from site or access difficulties or if you would prefer that the base is dug down to ground level (we usually advise against this unless the base is for a garage and you wish to keep the access as low as possible).



Painting Your New Timber Building

Whilst timber buildings from our sectional ranges have the option of a factory-applied paint/stain finish our interlocking log cabins generally do not so, for this type of building, we are pleased to offer our preservative and paint kits. Our years of experience have led us to recommend Sadolin Superdec as our preferred option when you are looking for a quality opaque coloured finish which looks great whilst offering your new building a superior level of protection against the elements. The choice of colour is extensive which, we understand, can be overwhelming when choosing how to transform your new building however we do have colour charts or you can view our online photo gallery. The kit will contain enough preservative to apply two coats inside and out followed by two coats of Sadolin Superdec in your single choice of colour externally; if you wish for an accent colour (on the doors and windows, for example) then additional charges will apply.

If you would prefer we can also arrange for a painter to attend your home to apply your preservative & paint kit for you. They will use a spray gun to apply the preservative inside and out and a roller to apply the Sadolin Superdec. The price (indicated on the product specific price sheets) will include all consumables and labour but it does presume that there is a minimum working space of 500mm around the perimeter of the building.



Construction Of Timber Decking

Sometimes all it takes to finish off your project is the addition of an area of decking. It may take the form of a simple step/platform to aid access to your building from ground which slopes away from the door or perhaps a large expanse of decking extending from the front of your building to create a wonderful place for entertaining. The price for a flat, square area of good quality pressure treated softwood decking will be **£120 per square metre** to include membrane. Non standard shapes, steps and balustrades can be quoted on a case by case basis.



Timber Building Removal

We can arrange removal of any timber building from site presuming that you have clear access from the roadway to the site. The cost of correct disposal is often far greater than people expect due to the government's Landfill Tax, Environment Agency registration and Public Liability insurance so there will be a lot of less scrupulous individuals who will offer a lower price however you must be careful when engaging these people as you are legally responsible for ensuring that they dispose of the materials legally and correctly. Our suggested contractor keeps prices as low as they are able by specialising solely in the removal of timber garden buildings meaning that they have encountered most issues at least once before!

Ask us for your no obligation quotation today. The price will presume that there is suitable access around the outside of the property and that the building is empty and free of vegetation, Asbestos, insulation, carpets, contents and that any electricals have been isolated or removed. Any verandas should be included when determining the size of the building.



Log Cabin Assembly

As a major supplier of top quality interlocking log cabins we offer an unrivalled log cabin installation service operated by a team of experienced fitters who work all over the UK for us. We list their install prices on our log cabin price guide and every bespoke cabin quotation that we issue will come with a tailored installation quotation. Whilst we believe that our cabins are second to none there are occasions when people choose to source the building elsewhere and, if you require installation of a third-party log cabin, this can be arranged at the cost of **£100 per square metre** for a 44mm single skin cabin or **£125 per square metre** for a 70mm single skin cabin. This price presumes that a suitable base is in situ; if not then consider combining this with one of our base construction services above.



Electrical Work

Requirements may range from a simple light in a storage shed to a fully kitted out home office with dozens of sockets, heating, lighting and full networking so our standard surface mounted electrical package should be considered the perfect starting point for any timber building (concrete buildings can also be accommodated at extra cost). As every situation is unique there are dozens of options available to tailor the package to suit your individual requirements but if you need something completely bespoke or if you have any concerns in advance of your order then we can arrange a full site survey but please be aware that the electrician will levy a charge for this service.

Our suggested contractor is fully qualified and test certificates will be provided in all instances. Due to the nature of this type of work, the contractor will ask you to complete an online form and send photos of your existing consumer unit & cable route so that they can assess the suitability before committing to undertake the works. Please ask us for our separate electrical package price guide.



Concrete/Asbestos Building Removal

Removal of an existing precast concrete or brick-built building can be arranged locally subject to quotation by an experienced contractor who holds the relevant Public Liability insurance and is registered with the Environment Agency as a licensed Waste Carrier. If you have a building with an Asbestos roof (or even a building entirely clad in Asbestos) then we can offer a nationwide disposal service which is undertaken by an experienced company - registered with the Environment Agency as a Hazardous Waste Carrier - who specialise in removing and correctly disposing of buildings of this type. All of the relevant PPE will be worn, correct procedures followed and a certification provided to confirm correct disposal of any Asbestos. Presuming that the building were empty and there was suitable access to site we can offer a fixed-price removal based on your location.