



Additional Services

We at 1st Choice specialise in offering an extensive collection of quality buildings in timber, concrete, plastic and 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 and we, therefore, take a deposit which is passed along to them with your order. They will collect the balance outstanding upon completion of works and leave 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.



Timber Subframe Base Construction

The ideal solution when you are looking for a smaller base, have restricted access, an area of sloping ground or if you simply wish to reduce the disturbance of construction of a concrete slab. 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 set at centres between 35cm and 42cm (14" and 16 1/2") and noggins when the span is greater than 1.5m (5') to increase rigidity. The frame is levelled and supported on indestructible recycled plastic ground posts which will last a lifetime. When the timber subframe is sat atop a concrete base these plastic posts are not required and timber legs will be used in lieu when levelling is required. The price is just **£5 per square foot (£56 per square metre)**.



Probase plastic grid base construction

This is a super-strong and eco-friendly interlocking grid system for garden buildings; sheds, workshops, log cabins and home offices. Made of the highest grade of recycled plastic; these ingenious tiles can be supplied for self-fitment or we can arrange for a contractor to attend your site and lay them for you. Subject to a maximum fall of 150mm (6") across the area of the base, the ground will be levelled and a membrane laid (to prevent weeds growing and to spread the load of the 49 load-bearing feet on each tile) before the tiles are clipped together, levelled and in-filled with pea shingle to ensure a solid immovable base. The cost is **£7.50 per square foot (£84 per square metre)** with a minimum charge of £400.



Concrete Base Construction

A quality base is essential for any building and subject to certain limitations - on access restrictions, a maximum fall of 150mm (6") across the area of the of the slab and availability of services - our suggested concrete base contractor can offer a set price per square foot. They will remove any turf before excavating and levelling the ground to enable them to create a base of 100mm - 150mm (4" - 6") depth poured over compacted hardcore. A damp proof membrane is standard and, when the base is over 3m x 3m (10' x 10'), a reinforcing mesh is integrated into the slab for added strength. All material will be hand-mixed on site by the contractor using a mix equivalent to C25 and any spoil will be removed from site upon completion if desired. The contractor will charge **£10 per square foot (£111 per square metre)** subject to a minimum charge of £400.





Painting Your New Timber Building

All timber buildings will require suitable protection from the elements and 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 that looks good and offers your new building a superior level of protection. We have some colour samples in our office and we can recommend the best place to source your preferred colour choice. As an additional service we can arrange for a painter to attend your home and apply two coats of a single colour for the sum of **£12 per linear foot** or **£40 per linear metre** of wall with a minimum charge of £400. This includes all labour and consumables except for the paint itself which you can source or which our painter can bring with him for an additional cost.



Timber Building Removal

We can arrange removal of any timber building from site and check over the sub-base beneath in advance of your replacement being delivered and installed recommending any upgrades which may be necessary to avoid issues on the day of installation. 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 however costs are kept as low as possible and our contractor can remove a shed or summerhouse of standard factory-made construction and height for the price of **£5 per square foot (£56 per square metre)**. This price presumes that the building is empty and free of Asbestos, insulation, carpets, contents and that any electricals have been isolated or removed. Home-made, over-height or insulated buildings can be removed but the price would be subject to quotation.

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, air-conditioning, lighting and full networking therefore, due to the nature of this type of work, all pricing will be subject to a site visit to discuss your requirements and to inspect current equipment. We don't believe in standard one size fits all 'electrical packs' as requirements vary wildly. Our suggested contractor is fully qualified and a test certificate can be provided in all instances.



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 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.



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.

