

## **Stylish and Insulated Traditional and Modular Pods and DIY Pod Kits by **Pods By Future Rooms****



We design and manufacture a versatile range of stunning and unique insulated pods for a range of uses; from fully finished pods delivered to your site to DIY/ Flat Pack Pod Kits for construction by you or your builder.

Our Traditional and Modular Pods are built to order and specification by our experienced team in our workshop, using the highest quality materials.

Ideal as ancillary accommodation for glamping sites, activity centres, hotels, leisure businesses, public houses, sports clubs, educational organisations and schools, we offer a range of styles, sizes and features to suit every requirement, budget and area.

### **Pods By Future Rooms Limited**

T: 01452 501455 E: [info@podsbyfuturerooms.co.uk](mailto:info@podsbyfuturerooms.co.uk) W: [www.podsbyfuturerooms.co.uk](http://www.podsbyfuturerooms.co.uk)

VAT Registration Number 230 352 845 Registered in England and Wales: 09639447

Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## Traditional Pod Range

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### Classic Pod

from £27,300 (inc. VAT @ 20%)



Our Classic Pod has been designed to offer a comfortable, compact space with a double bed and WC in the full spec option, making it ideal for sites that have communal showering facilities.

Traditional in its design, it will complement a variety of surroundings.



*Images above are for illustrative purposes only.*

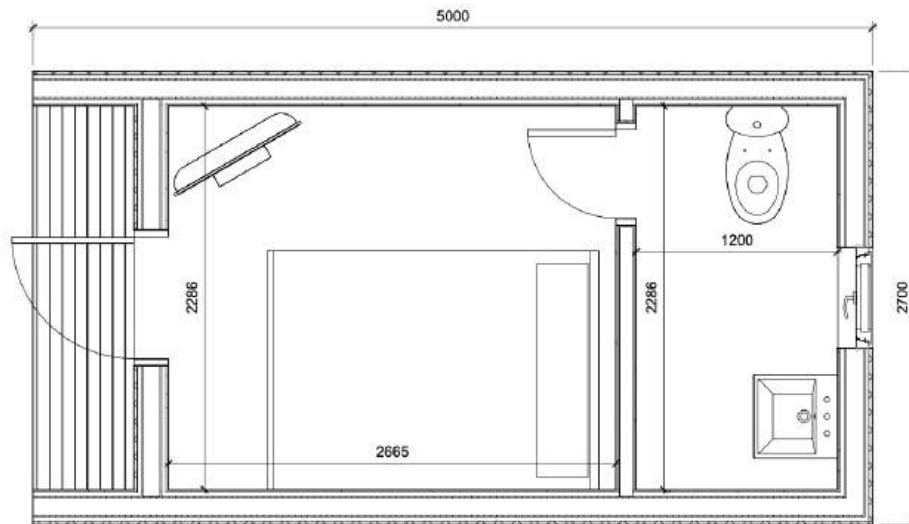
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### Classic Pod Floor Layout



### Classic Pod Specification

Specification	
Box steel bearers	Thermowood cladding to external rear wall
SIP panels to floor and partial wall build-up	Metro tiles to external arc
Ribs to form arc and fully insulated	Minimum 4 twin sockets with USB outlets
Vented cavities	Internal and external LED lighting
Trickle vented glazing	Slip resistant decked step
UPVC double glazed windows and doors	Cloakroom with WC and wash hand basin
Water resistant vinyl plank flooring	Electric towel rail
Decorative MDF internal walls and MDF ceiling	Mains operated smoke detector
Redwood cladding to some internal walls	10 year structural guarantee
Western red Cedar cladding to external front wall	

Optional Upgrades	
LPG boiler	Furniture
Additional sockets &/or lights	

### Classic Pod Sizes and Prices

DIMENSIONS	PRICES	
Depth x Width x Height	Excluding VAT	Including VAT @ 20%
5m x 2.7m x 2.7m	£22,750.00	£27,300.00

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### **Premier Pod**

**from £34,073.00 (inc. VAT @ 5%)**



This traditional style pod offers light-filled, open plan space, with French doors to the front and a skylight to the side.

Along with a well-appointed shower room, the full spec option has a double bed, dining table and chairs, kitchenette and sofa bed.

The full spec option is available in two layouts, both ideal for up to four guests.



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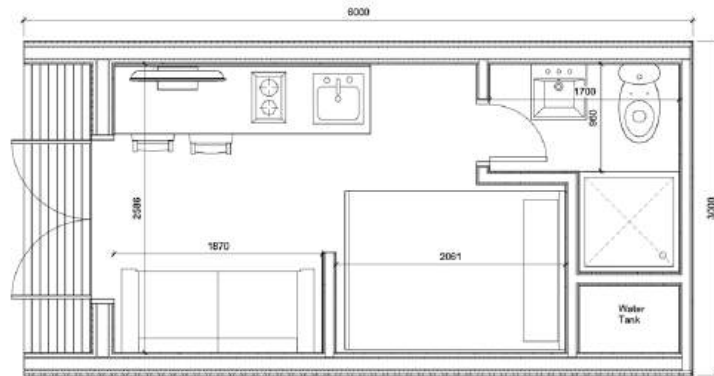
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## Premier Pod Floor Layout



## Premier Pod Specification

Specification	
Box steel bearers	Slip resistant decked step
SIP panels to floor and partial wall build-up	Internal and external LED lighting
Ribs to form arc and fully insulated	Shower room to include: shower, shower tray & screen, wash hand basin, wc, extractor fan, electric towel rail & mirror
Vented cavities	
Trickle vented glazing	
UPVC double glazed windows and doors	Kitchenette to include: fridge, microwave, two ring electric hob & sink unit
Water resistant vinyl plank flooring	
Decorative MDF internal walls and MDF ceiling	Storage cupboard
Redwood cladding to some internal walls	Privacy wall
Western Red Cedar cladding to external front wall	Electric 120 litre water heater
Thermowood cladding to external rear wall	Electric underfloor heating
Metro tiles to external arc	Mains operated smoke detector
Minimum 4 twin sockets with USB outlets	10 year structural guarantee

Optional Upgrades	
LPG boiler	Additional sockets &/or lights
Timber or composite external cladding of your choice to the sides	Kitchen upgrades
Additional windows	Furniture

## Premier Pod Sizes and Prices

DIMENSIONS	PRICES	
Depth x Width x Height	Excluding VAT	Including VAT @ 5%
6m x 3m x 3m	£32,450.00	£34,073.00

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### **Maximus Pod**

**from £40,373.00 (inc. VAT @ 5%)**



Designed with families in mind, the Maximus Pod has a welcoming layout with plenty of room for up to six people to sleep, eat and relax.

The full spec option offers guests the design, space and facilities they're looking for when enjoying a short break, making it ideal for a range of businesses.



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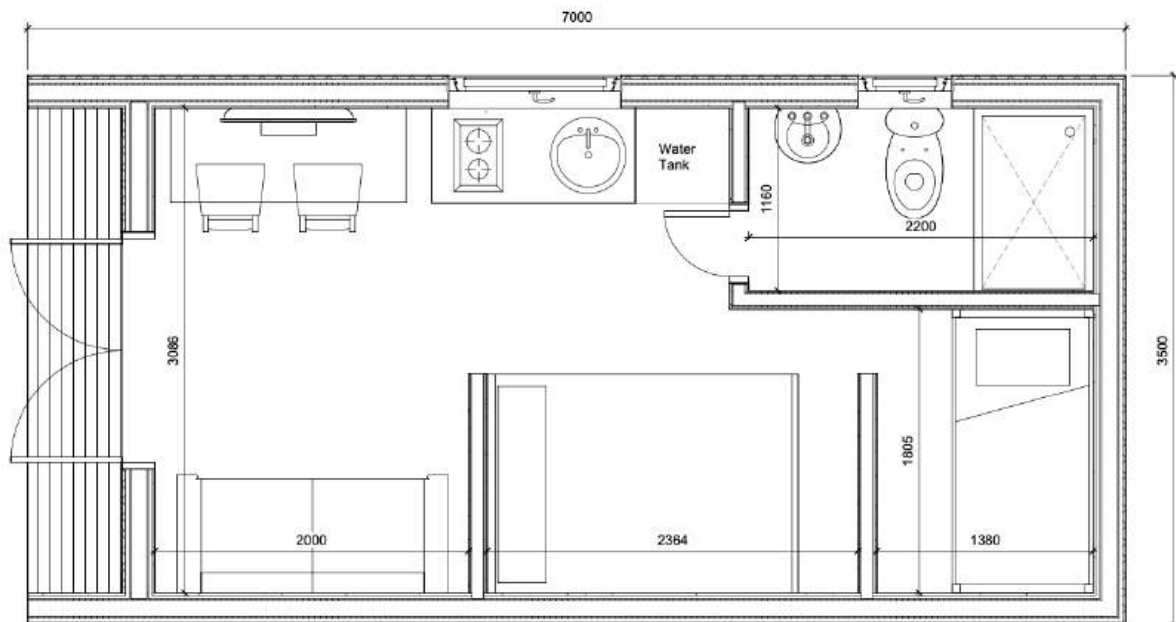
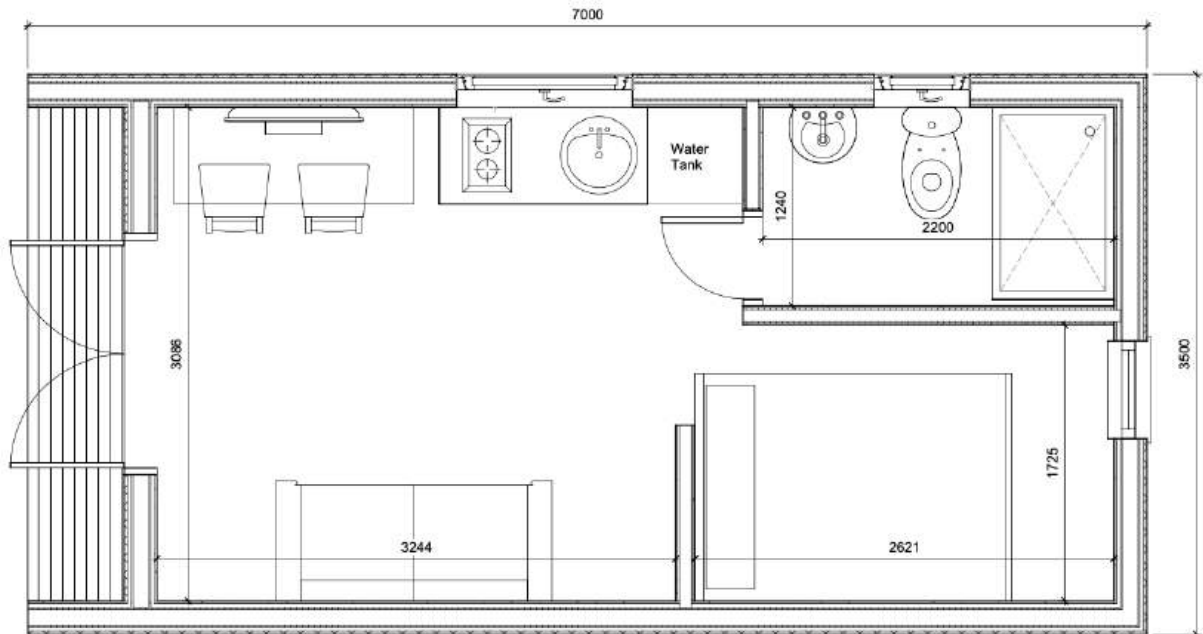
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## Maximus Pod Floor Layout



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## Maximus Pod Specification

Specification	
Box steel bearers	Slip resistant decked step
SIP panels to floor and partial wall build-up	Internal and external LED lighting
Ribs to form arc and fully insulated	Shower room to include: shower, shower tray & screen, wash hand basin, wc, extractor fan, electric towel rail & mirror
Vented cavities	
Trickle vented glazing	
UPVC double glazed windows and doors	Kitchenette to include: 1800mm counter, 800mm base unit, 600mm integrated fridge, 400mm drawer line base unit.
Water resistant vinyl plank flooring	
Decorative MDF internal walls and MDF ceiling	Storage cupboard
Redwood cladding to some internal walls	Privacy wall
Western Red Cedar cladding to external front wall	Electric 120 litre water heater
Thermowood cladding to external rear wall	Electric underfloor heating
Metro tiles to external arc	Mains operated smoke detector
Minimum 4 twin sockets with USB outlets	10 year structural guarantee

Optional Upgrades	
LPG boiler	Additional sockets &/or lights
Timber or composite external cladding of your choice to the sides	Kitchen upgrades
Additional windows	Furniture

## Maximus Pod Sizes and Prices

DIMENSIONS	PRICES	
	Excluding VAT	Including VAT @ 5%
Depth x Width x Height		
7m x 3.5m x 3m	£38,450.00	£40,373.00
7m x 3.5m x 3m with Bunk Beds	£39,050.00	£41,003.00
8m x 3.5m x 3m	£39,050.00	£41,003.00
8m x 3.5m x 3m with Bunk Beds	£41,375.00	£43,444.00

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**Escape Pod**  
**from £39,847.50 (inc. VAT @ 5%)**



The Escape Pod features a contemporary design with a spacious open plan kitchen/living/dining space, with French doors and tall windows that allow natural light to flood into the space.

Ideal for up to four guests, the full spec option has been designed to offer the facilities to make every stay comfortable and relaxing.

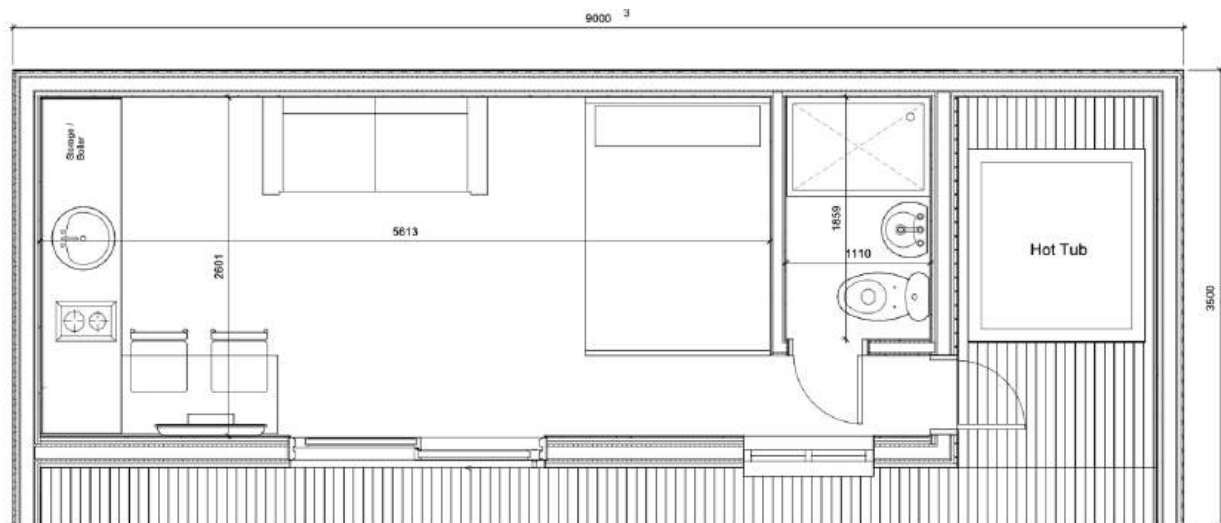
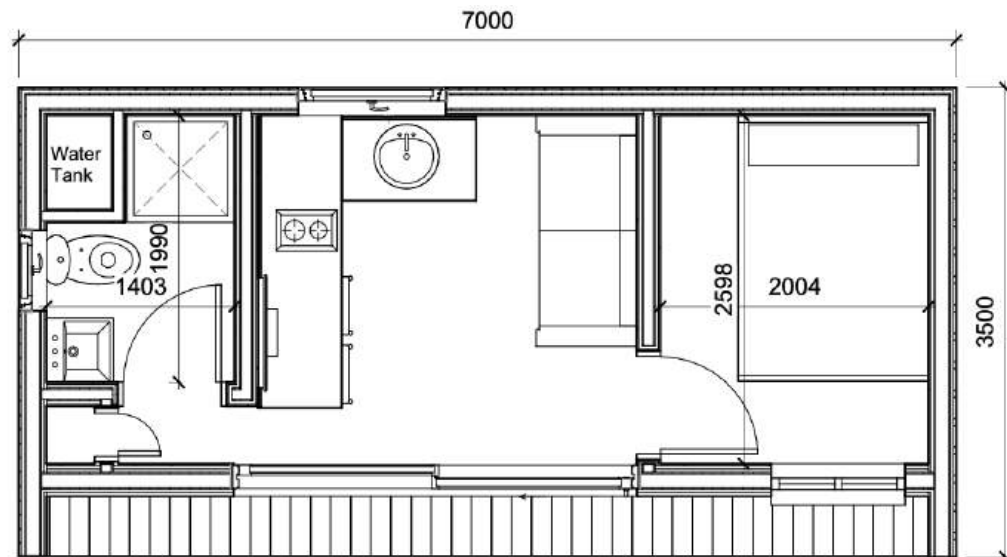


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## Escape Pod Floor Layouts



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## Escape Pod Specification

Specification	
Box steel bearers	Slip resistant decked step
SIP panels to floor and partial wall build-up	Internal and external LED lighting
Ribs to form arc and fully insulated	Shower room to include: shower, shower tray & screen, wash hand basin, wc, extractor fan, electric towel rail & mirror
Vented cavities	
Trickle vented glazing	
UPVC double glazed windows and doors	Kitchenette to include: 1800mm counter, 800mm base unit, 600mm integrated fridge, 400mm drawer line base unit.
Water resistant vinyl plank flooring	
Decorative MDF internal walls and MDF ceiling	Storage cupboard
Redwood cladding to some internal walls	Privacy wall
Western Red Cedar cladding to external front wall	Electric 120 litre water heater
Thermowood cladding to external rear wall	Electric underfloor heating
Corrugated iron roof sheets	Mains operated smoke detector
Minimum 4 twin sockets with USB outlets	10 year structural guarantee

Optional Upgrades	
LPG boiler	Additional sockets &/or lights
Timber or composite external cladding of your choice to the sides	Kitchen upgrades
Additional windows	Furniture

## Escape Pod Sizes and Prices

DIMENSIONS	PRICES	
	Excluding VAT	Including VAT @ 20%
Depth x Width x Height		
7m x 3.4m x 2.8m	£37,950.00	£39,847.50
8m x 3.4m x 2.8m	£41,875.00	£43,958.75
9m x 3.4m x 2.8m	£45,800.00	£48,090.00

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## Modular Pod Range

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### Cube

**from £33,022.50 (inc. VAT @ 5%)**



With its eye-catching look, the Cube offers an open plan, light-filled space. Its striking design can comfortably accommodate a double bed, sofa bed, kitchenette, TV and shower room.

Sliding doors allow views to be enjoyed from the living and sleeping areas, making it ideal for a variety of surroundings.



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## Cube Floor Layouts



A Cube version with entry doors to the side elevation can also be offered. Please enquire for details.

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## Cube Specification

Specification	
Steel framed chassis	Anthracite metal roof sheets & trims
Complete SIP panel construction	Mains operated smoke detector
Trickle vented glazing	Shower room to include: shower, shower tray & screen, wash hand basin, wc, extractor fan, electric towel rail & mirror
UPVC double glazed windows & doors	
Water resistant vinyl plank flooring	
Decorative MDF to internal walls & MDF ceiling	Kitchenette to include: 1800mm counter, 800mm base unit, 600mm integrated fridge, 400mm drawer line base unit.
Redwood cladding to some internal walls	
Western Red Cedar cladding to external front wall	Storage cupboard
Thermowood cladding to external rear wall	Privacy wall
Box profile or corrugated metal sheets to sides & roof	Electric 120 litre water heater <b>or</b> electric shower in 3m width models
Minimum 4 twin sockets & USB outlets	
Internal & external LED lighting	Electric underfloor heating
Slip resistant decked step	10 year structural guarantee

Optional Upgrades	
LPG boiler	Bunk beds
Timber or composite external cladding of your choice to the sides	Kitchen upgrades
Additional windows	Furniture
Additional sockets &/or lights	

## Cube Sizes and Prices

DIMENSIONS	PRICES	
	Excluding VAT	Including VAT @ 5%
Depth x Width x Height		
6m x 3m x 2.8m	£31,450.00	£33,022.50
7m x 3m x 2.8m	£34,859.00	£36,601.95
7m x 3.5m x 2.8m	£37,259.00	£39,121.95
8m x 3.5m x 2.8m	£39,659.00	£41,641.95
9m x 3.5m x 3.5m with Bunk Beds	£42,959.00	£45,106.95

**The Cube is also available as a DIY/Flat Pack Kit. Details can be found towards the back of this brochure**

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## Barn

**from £33,915 (inc. VAT @ 5%)**



The Barn features an eye-catching shape and sliding doors to the front that allow natural light to fill the interior space. This striking Modular Pod is ideal for couples or families looking for a space to enjoy views of the outside with facilities designed for a relaxing stay.

There is a choice of two layouts, both with light-filled bedroom and living areas.



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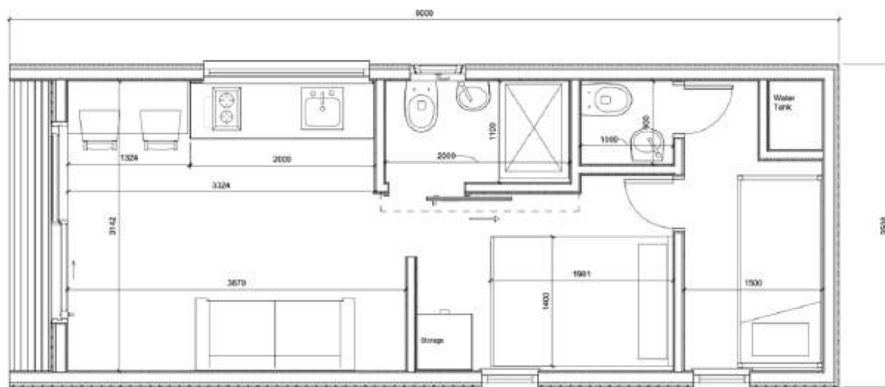
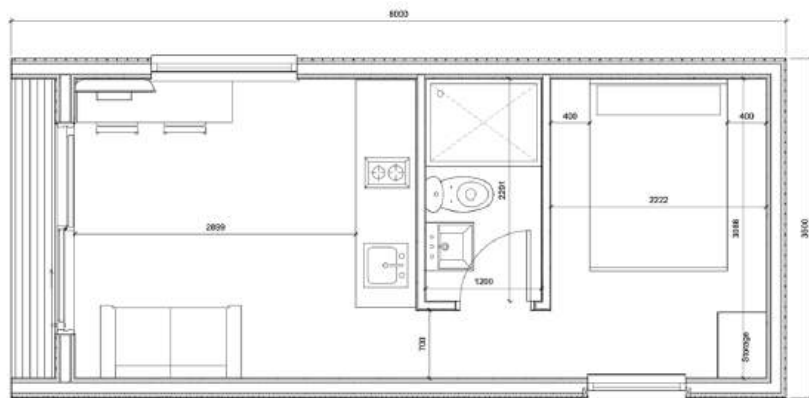
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## Barn Floor Layouts



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## Barn Specification

Specification	
Steel framed chassis	Anthracite metal roof sheets & trims
Complete SIP panel construction	Mains operated smoke detector
Trickle vented glazing	Shower room to include: shower, shower tray & screen, wash hand basin, wc, extractor fan, electric towel rail & mirror
UPVC double glazed windows & doors	
Water resistant vinyl plank flooring	
Decorative MDF to internal walls & MDF ceiling	Kitchenette to include: 1800mm counter, 800mm base unit, 600mm integrated fridge, 400mm drawer line base unit.
Redwood cladding to some internal walls	
Western Red Cedar cladding to external front wall	Storage cupboard
Thermowood cladding to external rear wall	Privacy wall
Box profile or corrugated metal sheets to sides & roof	Electric 120 litre water heater <b>or</b> electric shower in 3m width models
Minimum 4 twin sockets & USB outlets	
Internal & external LED lighting	Electric underfloor heating
Slip resistant decked step	10 year structural guarantee

Optional Upgrades	
LPG boiler	Additional sockets &/or lights
Timber or composite external cladding of your choice to the sides	Kitchen upgrades
Additional windows	Furniture

## Barn Sizes and Prices

DIMENSIONS	PRICES	
Depth x Width x Height	Excluding VAT	Including VAT @ 5%
6m x 3m x 3m	£32,300.00	£33,915.00
7m x 3m x 3m	£35,859.00	£37,210.95
7m x 3.5m x 3.5m	£38,950.00	£40,987.50
8m x 3.5m x 3.5m	£41,450.00	£43,522.50
9m x 3.5m x 3.5m with Bunk Beds	£44,450.00	£46,672.50

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**Retreat**  
**from £36,450 (inc. VAT @ 5%)**



The Retreat offers an open plan, triple aspect living space filled with natural light. Its stylish design accommodates a choice of full spec option layouts, all featuring a double bed, sofa bed, dining table and chairs, kitchenette, TV and shower room.

Bunk beds can be included in the full spec options.



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## Retreat Specification

Specification	
Steel framed chassis	Anthracite metal roof sheets & trims
Complete SIP panel construction	Mains operated smoke detector
Trickle vented glazing	Shower room to include: shower, shower tray & screen, wash hand basin, wc, extractor fan, electric towel rail & mirror
UPVC double glazed windows & doors	
Water resistant vinyl plank flooring	
Decorative MDF to internal walls & MDF ceiling	Kitchenette to include: 1800mm counter, 800mm base unit, 600mm integrated fridge, 400mm drawer line base unit.
Redwood cladding to some internal walls	
Western Red Cedar cladding to external front wall	Storage cupboard
Thermowood cladding to external rear wall	Privacy wall
Box profile or corrugated metal sheets to sides & roof	Electric 120 litre water heater
Minimum 4 twin sockets & USB outlets	Electric underfloor heating
Internal & external LED lighting	10 year structural guarantee
Slip resistant decked step	

Optional Upgrades	
LPG boiler	Additional sockets &/or lights
Timber or composite external cladding of your choice to the sides	Kitchen upgrades
Bunk beds	Furniture
Additional windows	

## Retreat Sizes and Prices

DIMENSIONS	PRICES	
Depth x Width x Height	Excluding VAT	Including VAT @ 5%
6m x 3.5m x 3.5m	£36,450.00	£38,272.50
7m x 3.5m x 3.5m	£38,950.00	£40,897.50
8m x 3.5m x 3.5m	£41,450.00	£43,522.20
9m x 3.5m x 3.5m with Bunk Beds	£44,450.00	£46,672.50

**The Retreat is also available as a DIY/Flat Pack Kit. Details can be found towards the back of this brochure.**

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## Lodge

**from £41,947.50 (inc. VAT @ 5%)**



With its striking design, The Lodge features a welcoming, light-filled space. As with all of our Pod models, it is designed to sit harmoniously in its surroundings, making it ideal as ancillary accommodation for a range of organisations and businesses.

There is a choice of five full spec option layouts, all with double bed, sofa bed, dining table and chairs, kitchenette, TV and a well-appointed shower room. Corner sofa beds and bunk beds can be added within two of our layout options.



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## Lodge Floor Layouts



Layout 4: 9m x 3.5m x 3.5m with Bunk Beds

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## Lodge Specification

Specification	
Steel framed chassis	Anthracite metal roof sheets & trims
Complete SIP panel construction	Mains operated smoke detector
Trickle vented glazing	Shower room to include: shower, shower tray & screen, wash hand basin, wc, extractor fan, electric towel rail & mirror
UPVC double glazed windows & doors	
Water resistant vinyl plank flooring	
Decorative MDF to internal walls & MDF ceiling	Kitchenette to include: 1800mm counter, 800mm base unit, 600mm integrated fridge, 400mm drawer line base unit.
Redwood cladding to some internal walls	
Western Red Cedar cladding to external front wall	Storage cupboard
Thermowood cladding to external rear wall	Privacy wall
Box profile or corrugated metal sheets to sides & roof	Electric 120 litre water heater
Minimum 4 twin sockets & USB outlets	Electric underfloor heating
Internal & external LED lighting	10 year structural guarantee
Slip resistant decked step	

Optional Upgrades	
LPG boiler	Additional sockets &/or lights
Timber or composite external cladding of your choice to the sides	Kitchen upgrades
Bunk beds	Furniture
Additional windows	

## Lodge Sizes and Prices

DIMENSIONS	PRICES	
Depth x Width x Height	Excluding VAT	Including VAT @ 5%
6m x 3.5m x 3.5m	£36,450.00	£38,272.50
7m x 3.5m x 3.5m	£38,950.00	£40,897.50
8m x 3.5m x 3.5m	£41,450.00	£43,522.20
9m x 3.5m x 3.5m with Bunk Beds	£44,450.00	£46,672.50

**The Lodge is also available as a DIY/Flat Pack Kit. Details can be found towards the back of this brochure.**

## Cabin

**from £41,947.50 (inc. VAT @ 5%)**

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The Cabin has been designed to offer an open plan space filled with natural light, allowing views of the outside to be enjoyed from all areas. This stunning Modular Pod is ideal for couples or families looking for stylish space with features and facilities designed for a relaxing stay.

Bunk beds can be added to two of our full spec options and each includes a kitchenette, sofa bed, dining table and chairs, TV, double bed and shower room.



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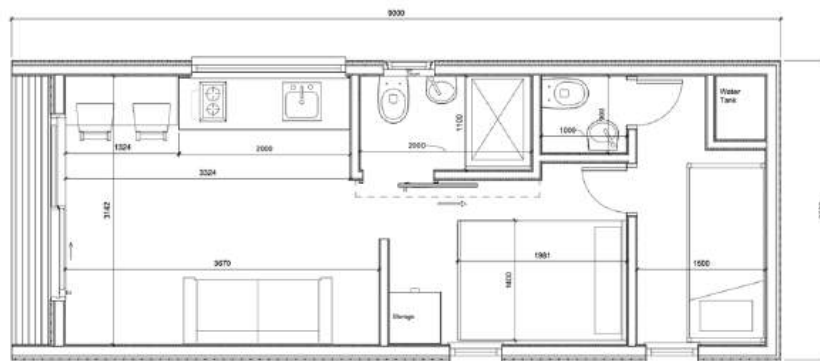
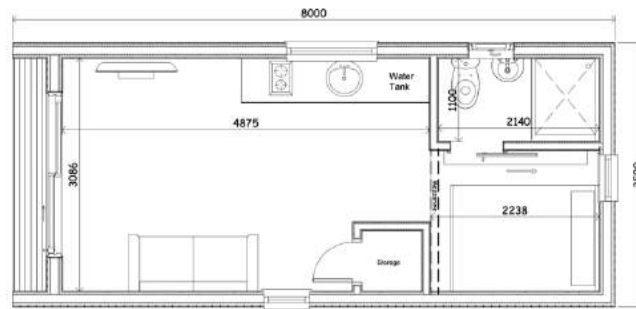
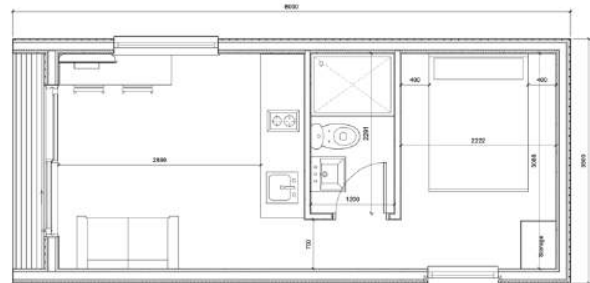
**Pods By Future Rooms Limited**

T: 01452 501455 E: [info@podsbyfuturerooms.co.uk](mailto:info@podsbyfuturerooms.co.uk) W: [www.podsbyfuturerooms.co.uk](http://www.podsbyfuturerooms.co.uk)

VAT Registration Number 230 352 845 Registered in England and Wales: 09639447

Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX

## Cabin Floor Layouts



### Pods By Future Rooms Limited

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## Cabin Specification

Specification	
Steel framed chassis	Anthracite metal roof sheets & trims
Complete SIP panel construction	Mains operated smoke detector
Trickle vented glazing	Shower room to include: shower, shower tray & screen, wash hand basin, wc, extractor fan, electric towel rail & mirror
UPVC double glazed windows & doors	
Water resistant vinyl plank flooring	
Decorative MDF to internal walls & MDF ceiling	Kitchenette to include: 1800mm counter, 800mm base unit, 600mm integrated fridge, 400mm drawer line base unit.
Redwood cladding to some internal walls	
Western Red Cedar cladding to external front wall	Storage cupboard
Thermowood cladding to external rear wall	Privacy wall
Box profile or corrugated metal sheets to sides & roof	Electric 120 litre water heater
Minimum 4 twin sockets & USB outlets	Electric underfloor heating
Internal & external LED lighting	10 year structural guarantee
Slip resistant decked step	

Optional Upgrades	
LPG boiler	Additional sockets &/or lights
Timber or composite external cladding of your choice to the sides	Kitchen upgrades
Bunk beds	Furniture
Additional windows	

## Cabin Sizes and Prices

DIMENSIONS	PRICES	
Depth x Width x Height	Excluding VAT	Including VAT @ 5%
6m x 3.5m x 3.5m	£36,450.00	£38,272.50
7m x 3.5m x 3.5m	£38,950.00	£40,897.50
8m x 3.5m x 3.5m	£41,450.00	£43,522.20
9m x 3.5m x 3.5m with Bunk Beds	£44,450.00	£46,672.50

**The Cabin is also available as a DIY/Flat Pack Kit. Details can be found towards the back of this brochure.**

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## Duo



The Duo offers flexible, stylish accommodation that can be built in a range of sizes to meet the needs of a range of sites and its guests. Featuring floor to ceiling windows and sliding doors, the design allows natural light to flood into the rooms.

This contemporary space is perfect for families or groups wanting to spend time together under the same roof.

In the full spec option, the internal layout can be designed to include ensuite bedrooms and a relaxing and sociable open plan cooking, dining and living space, ideal for holidays and short stays.

The Duo is available in two sizes:

6m x 6.8m x 3.5m from £59,400.00 + VAT @ 5% (£62,370.00)

6m x 6.8m x 3.5m with Hot Tub Area from £57,975.00 + VAT @ 5% (£60,873.75.)

7m x 6.8m x 3.5m from £67,250.00 + VAT @ 5% (£70,612.50)

7m x 6.8m x 3.5m with Hot Tub Area from £65,825.00 + VAT @ 5% (£69,116.25)



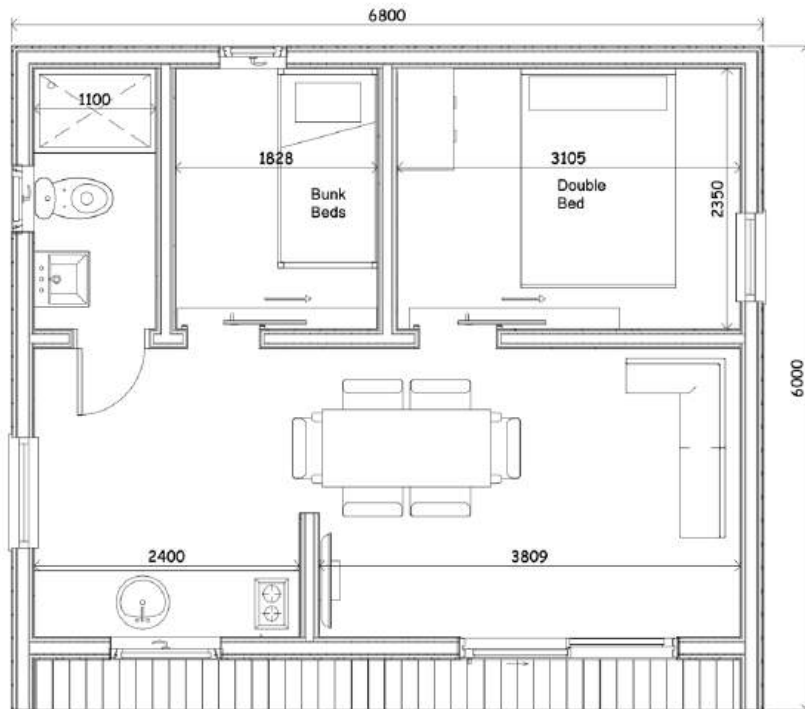
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## Trio



This modular pod has been designed to offer stylish, flexible accommodation ideal for Activity Centres, Glamping Sites, Hospitality Businesses and Educational Organisations.

Striking floor to ceiling windows and sliding doors allow natural light to flood into the rooms, while the open plan living space is perfect for families or groups wanting to spend time together under the same roof.

The internal layout in the full spec option can be designed to include ensuite bedrooms and a relaxing and sociable open plan kitchen/dining/living space, ideal for holidays and short stays.

**Please call us on 01452 501455 to discuss sizes, specification and prices.**



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## DIY/Flat Pack Pod Kit Range

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Our range of DIY/Flat Pack Pod Kits are ideal for areas that are less accessible and have been designed to be constructed by a builder or competent DIY'er.

Our unique range of DIY / flat pack pods can be constructed in situ, delivering robust and stylish pods. Competent trades people can easily install our specially designed kits, comprising all of the parts you need, following our clear instructions.

The size and weight of our panels have been carefully designed to make manual handling and assembly easy, even in areas where access is tight. The prefabricated panels are manufactured using FSC certified and graded timber and high quality grey EPS insulation to exacting standards.

We offer our DIY pod kits in a 'shell & external' form with the option of the internal finishes kit if you want to follow our designs. We appreciate that some pods may need to be more bespoke to meet your requirements and that you may want to have your own internal arrangements. We also offer a mezzanine pack for our large pods.

**We have six models to choose from, in a range of sizes:**

**Cube, Abode, Retreat, Lodge, Cabin and Escape**

**Pods By Future Rooms Limited**

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**DIY Cube Kit**  
**from £18,122.40 (inc. VAT @ 20%)**



The Cube features an open plan, light-filled space within an eye-catching design, making it ideal for a range of uses in a variety of surroundings.

The DIY Cube Pod Kit is available in a 'Shell & External' form, with the option of the internal finishes kit if you would like to follow our designs.

Our unique range of DIY pods have been manufactured to be constructed on site, with the weight and size of panels having been carefully designed to make manual handling and assembly easy, even in areas where access is tight.



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## DIY Cube Kit Floor Layouts



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## DIY Cube Kit Specification

Shell & External Kit	Internal Finishes Kit
Steel floor bearers	Internal cladding
SIP panel shell	Timber frame partitions & doors
Joining splines & timbers	Vinyl plank flooring
Exterior cladding to front wall in Western Red Cedar + 10%	Cavity batons
Exterior cladding to rear wall in Thermowood + 10%	Privacy walls
Pre-formed louvres	Decorative MDF
Deck frame & slip-resistant boards	Flooring underlay
UPVC windows	Skirting & architraves
UPVC doors	
Side walls & roof in metal sheets – box profile or corrugated in Anthracite Grey	
Metal flashings in Anthracite Grey	
Breather membrane	
DP membrane	
Cavity batons	
Full fixing kit	
Full assembly instructions	

Optional Upgrades
Timber cladding of your choice to front and/or rear wall
Timber or composite cladding of your choice to external sides
Electric underfloor heating mat
Additional windows

## DIY Cube Kit Sizes and Prices

DIMENSIONS	SHELL & EXTERNAL KIT PRICES		INTERNAL FINISHES KIT	
	Exc. VAT	Inc. VAT @ 20%	Exc. VAT	Inc. VAT @ 20%
6m x 3m x 2.8m	£15,102.00	£18,122.40	£2,690.00	£3,228.00
7m x 3m x 2.8m	£16,420.00	£19,704.00	£2,990.00	£3,588.00
7m x 3.5m x 2.8m	£17,170.00	£20,604.00	£3,090.00	£3,708.00
8m x 3.5m x 2.8m	£18,420.00	£22,104.00	£3,290.00	£3,948.00

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**DIY Retreat Kit**  
**from £21,084 (inc. VAT @ 20%)**



With its open plan, triple aspect space, the Retreat is filled with natural light and features a stylish design with an apex roof.

The DIY Retreat Pod Kit is available in a 'Shell & External' form, with the option of the internal finishes kit if you would like to follow our designs. We also offer a mezzanine pack for our larger modular pods.

Our unique range of DIY pods have been manufactured to be constructed on site, with the weight and size of panels having been carefully designed to make manual handling and assembly easy.



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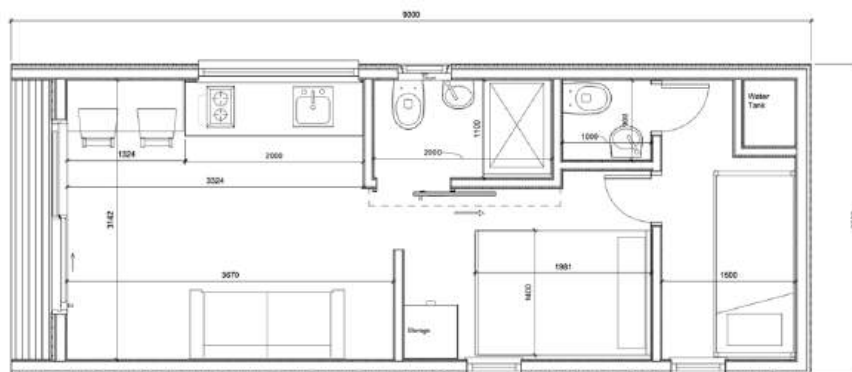
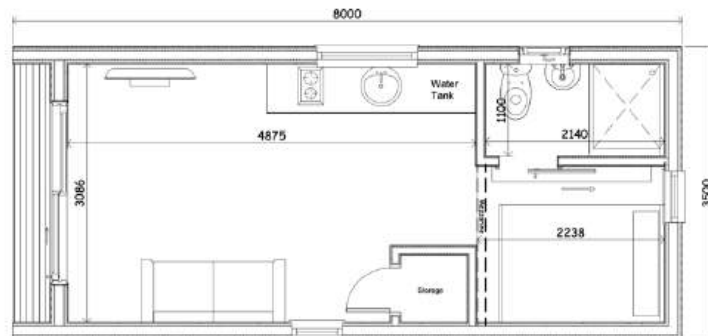
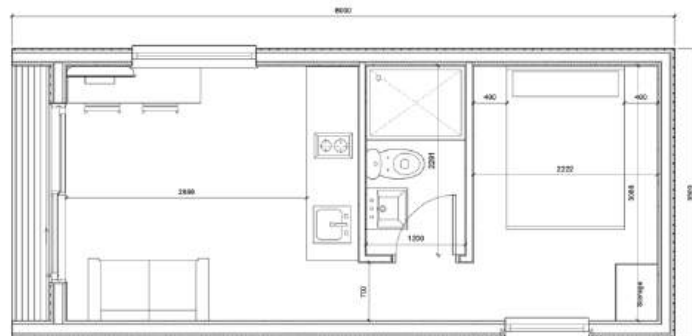
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## DIY Retreat Kit Floor Layouts



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## DIY Retreat Kit Specification

Shell & External Kit	Internal Finishes Kit
Steel floor bearers	Internal cladding
SIP panel shell	Timber frame partitions & doors
Joining splines & timbers	Vinyl plank flooring
Exterior cladding to front wall in Western Red Cedar + 10%	Cavity batons
Exterior cladding to rear wall in Thermowood + 10%	Privacy walls
Pre-formed louvres	Decorative MDF
Deck frame & slip-resistant boards	Flooring underlay
UPVC windows	Skirting & architraves
UPVC doors	
Side walls & roof in metal sheets – box profile or corrugated in Anthracite Grey	
Metal flashings in Anthracite Grey	
Breather membrane	
DP membrane	
Cavity batons	
Full fixing kit	
Full assembly instructions	

Mezzanine Kit (4 Metre High Models Only)	Optional Upgrades
Floor joist frame	Timber cladding of your choice to front and/or rear wall
Pre-made stairs	Timber or composite cladding of your choice to external sides
Caber deck floor structure	Electric underfloor heating mat
Vinyl plank flooring & underlay	Additional windows
Balustrades	
Treated Redwood cladding to underside	

## DIY Retreat Kit Sizes and Prices

DIMENSIONS	SHELL & EXTERNAL KIT		INTERNAL FINISHES KIT		MEZZANINE KIT	
	Exc. VAT	Inc. VAT @ 20%	Exc. VAT	Inc. VAT @ 20%	Exc. VAT	Inc. VAT @ 20%
7m x 3.5m x 3.5m	£15,570.00	£21,084.00	£3,320.00	£3,984.00		
8m x 3.5m x 3.5m	£19,020.00	£22,824.00	£3,895.00	£4,674.00		
9m x 3.5m x 3.5m	£20,620.00	£24,804.00	£4,870.00	£5,844.00		
7m x 3.5m x 4m	£97,420.00	£23,304.00	£3,895.00	£4,674.00	£2,245.00	£2,694.00
8m x 3.5m x 4m	£21,170.00	£25,404.00	£4,380.00	£5,256.00	£2,245.00	£2,694.00
9m x 3.5m x 3.5m	£22,920.00	£27,504.00	£5,270.00	£6,324.00	£2,245.00	£2,694.00

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**DIY Lodge Kit**  
**from £21,084 (inc. VAT @ 20%)**



The Lodge features a striking design, with its eye-catching roof and full height glass to the front. This welcoming, light-filled space has been designed to sit harmoniously in its surroundings, making it ideal as ancillary accommodation for a range of organisations and businesses.

The DIY Lodge Pod Kit is available in a 'Shell & External' form, with the option of the internal finishes kit if you would like to follow our designs. Our larger Lodges can also include a mezzanine pack, perfect for adding sleeping space.

Our unique range of DIY pods have been manufactured to be constructed on site, with the weight and size of panels having been carefully designed to make manual handling and assembly easy.

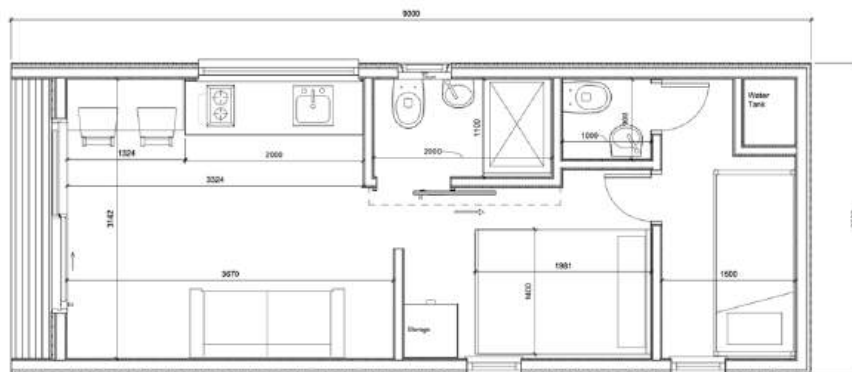
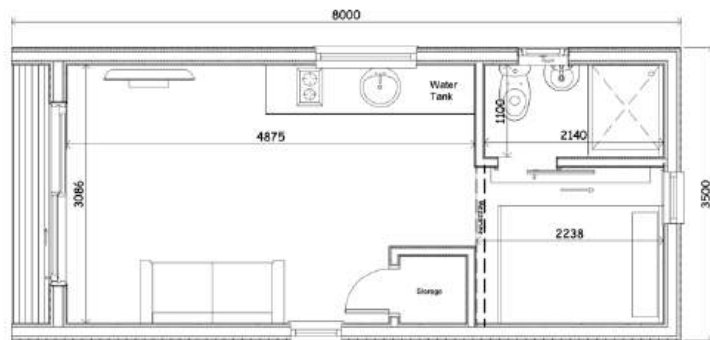
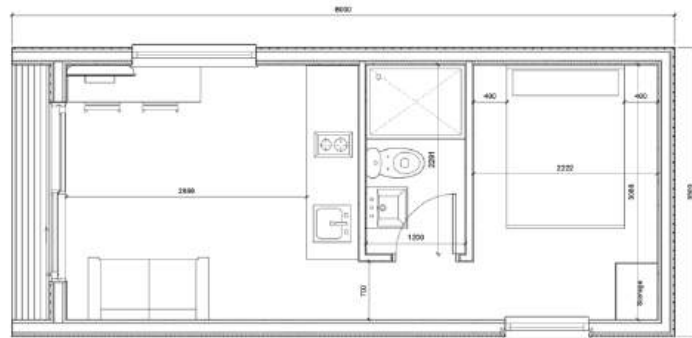


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## DIY Lodge Kit Floor Layouts



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## DIY Lodge Kit Specification

Shell & External Kit	Internal Finishes Kit
Steel floor bearers	Internal cladding
SIP panel shell	Timber frame partitions & doors
Joining splines & timbers	Vinyl plank flooring
Exterior cladding to front wall in Western Red Cedar + 10%	Cavity batons
Exterior cladding to rear wall in Thermowood + 10%	Privacy walls
Pre-formed louvres	Decorative MDF
Deck frame & slip-resistant boards	Flooring underlay
UPVC windows	Skirting & architraves
UPVC doors	
Side walls & roof in metal sheets – box profile or corrugated in Anthracite Grey	
Metal flashings in Anthracite Grey	
Breather membrane	
DP membrane	
Cavity batons	
Full fixing kit	
Full assembly instructions	

Mezzanine Kit (4 Metre High Models Only)	Optional Upgrades
Floor joist frame	Timber cladding of your choice to front and/or rear wall
Pre-made stairs	Timber or composite cladding of your choice to external sides
Caber deck floor structure	Electric underfloor heating mat
Vinyl plank flooring & underlay	Additional windows
Balustrades	
Treated Redwood cladding to underside	

## DIY Lodge Kit Sizes and Prices

DIMENSIONS	SHELL & EXTERNAL KIT		INTERNAL FINISHES KIT		MEZZANINE KIT	
	Exc. VAT	Inc. VAT @ 20%	Exc. VAT	Inc. VAT @ 20%	Exc. VAT	Inc. VAT @ 20%
7m x 3.5m x 3.5m	£15,570.00	£21,084.00	£3,320.00	£3,984.00		
8m x 3.5m x 3.5m	£19,020.00	£22,824.00	£3,895.00	£4,674.00		
9m x 3.5m x 3.5m	£20,620.00	£24,804.00	£4,870.00	£5,844.00		
7m x 3.5m x 4m	£97,420.00	£23,304.00	£3,895.00	£4,674.00	£2,245.00	£2,694.00
8m x 3.5m x 4m	£21,170.00	£25,404.00	£4,380.00	£5,256.00	£2,245.00	£2,694.00
9m x 3.5m x 3.5m	£22,920.00	£27,504.00	£5,270.00	£6,324.00	£2,245.00	£2,694.00

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**DIY Cabin Kit**  
**from £21,084 (inc. VAT @ 20%)**



With its eye-catching design and floor to ceiling glass at the front, The Cabin DIY Pod Kit has been designed to offer an open plan space filled with natural light, allowing views of the outside to be enjoyed from all areas.

It is available in a 'Shell & External' form, with the option of the internal finishes kit if you would like to follow our designs. The larger Cabin can also include a mezzanine pack.

Our unique range of DIY pods have been manufactured to be constructed on site, with the weight and size of panels having been carefully designed to make manual handling and assembly easy.



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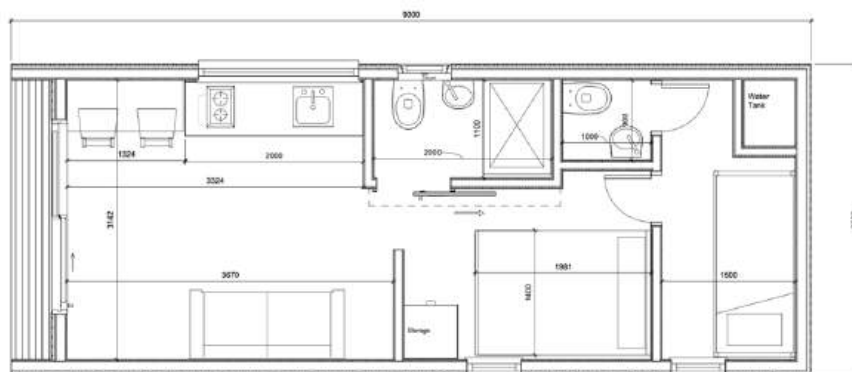
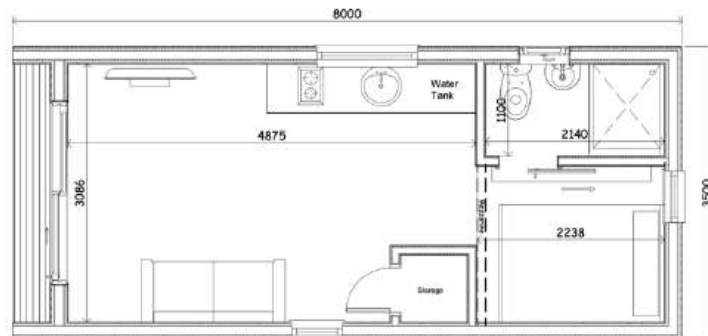
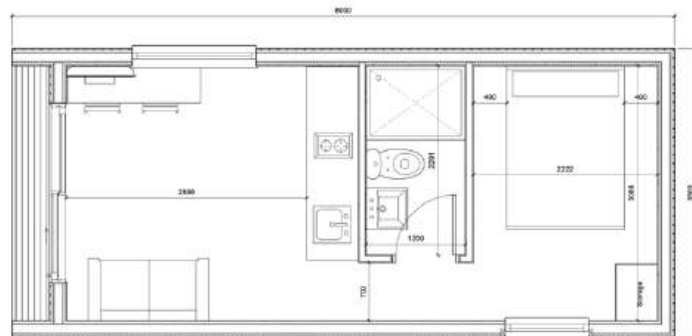
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## DIY Cabin Kit Floor Layouts



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## DIY Cabin Kit Specification

Shell & External Kit	Internal Finishes Kit
Steel floor bearers	Internal cladding
SIP panel shell	Timber frame partitions & doors
Joining splines & timbers	Vinyl plank flooring
Exterior cladding to front wall in Western Red Cedar + 10%	Cavity batons
Exterior cladding to rear wall in Thermowood + 10%	Privacy walls
Pre-formed louvres	Decorative MDF
Deck frame & slip-resistant boards	Flooring underlay
UPVC windows	Skirting & architraves
UPVC doors	
Side walls & roof in metal sheets – box profile or corrugated in Anthracite Grey	
Metal flashings in Anthracite Grey	
Breather membrane	
DP membrane	
Cavity batons	
Full fixing kit	
Full assembly instructions	

Mezzanine Kit (4 Metre High Models Only)	Optional Upgrades
Floor joist frame	Timber cladding of your choice to front and/or rear wall
Pre-made stairs	Timber or composite cladding of your choice to external sides
Caber deck floor structure	Electric underfloor heating mat
Vinyl plank flooring & underlay	Additional windows
Balustrades	
Treated Redwood cladding to underside	

## DIY Cabin Kit Sizes and Prices

DIMENSIONS	SHELL & EXTERNAL KIT		INTERNAL FINISHES KIT		MEZZANINE KIT	
	Exc. VAT	Inc. VAT @ 20%	Exc. VAT	Inc. VAT @ 20%	Exc. VAT	Inc. VAT @ 20%
7m x 3.5m x 3.5m	£15,570.00	£21,084.00	£3,320.00	£3,984.00		
8m x 3.5m x 3.5m	£19,020.00	£22,824.00	£3,895.00	£4,674.00		
9m x 3.5m x 3.5m	£20,620.00	£24,804.00	£4,870.00	£5,844.00		
7m x 3.5m x 4m	£97,420.00	£23,304.00	£3,895.00	£4,674.00	£2,245.00	£2,694.00
8m x 3.5m x 4m	£21,170.00	£25,404.00	£4,380.00	£5,256.00	£2,245.00	£2,694.00
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**DIY Escape Kit**  
**from £20,484.00 (inc. VAT @ 20%)**



With its spacious open plan kitchen/living/dining space, French doors and tall windows, The Escape DIY Pod Kit features a contemporary design that allows natural light to flood in.

It is available in a 'Shell & External' form, with the option of the internal finishes kit if you would like to follow our designs.

Our unique range of DIY pods have been manufactured to be constructed on site, with the weight and size of panels having been carefully designed to make manual handling and assembly easy.



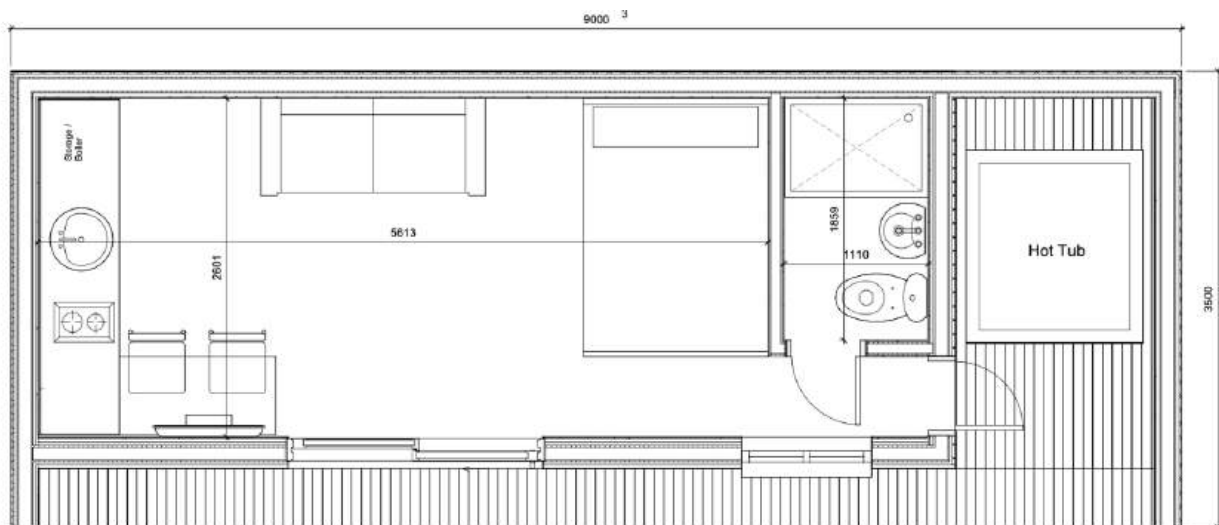
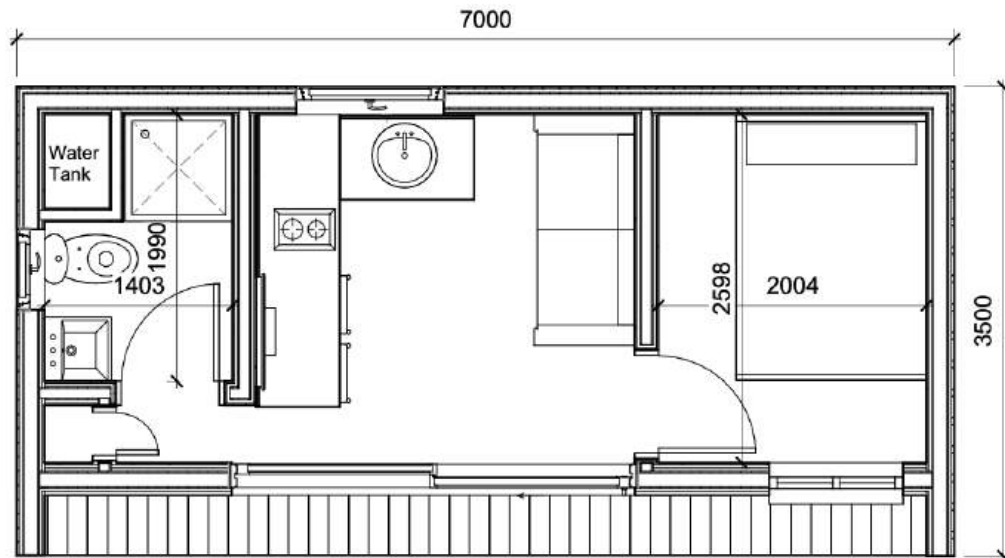
*Images above are for illustrative purposes only.*

**Pods By Future Rooms Limited**

T: 01452 501455 E: [info@podsbyfuturerooms.co.uk](mailto:info@podsbyfuturerooms.co.uk) W: [www.podsbyfuturerooms.co.uk](http://www.podsbyfuturerooms.co.uk)  
VAT Registration Number 230 352 845 Registered in England and Wales: 09639447  
Registered Office: Causeway Park, Station Road, Upton upon Severn, Worcestershire WR8 0RX



## DIY Escape Kit Floor Layouts



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## DIY Escape Kit Specification

Shell & External Kit	Internal Finishes Kit
Steel floor bearers	Internal cladding
SIP panel shell	Timber frame partitions & doors
Exterior cladding to front wall in Western Red Cedar + 10%	Vinyl plank flooring
Exterior cladding to rear wall in Thermowood + 10%	Cavity batons
Corrugated metal roof sheets in Anthracite	Privacy walls
Roof flashings	Decorative MDF
Cavity batons	Flooring underlay
Deck frame and slip resistant boards	Skirting & architraves
UPVC windows	
UPVC doors	
DP membrane	
Breather membrane	
Full fixing kit	
Full assembly instructions	

Optional Upgrades
Timber cladding of your choice to front and/or rear wall
Timber or composite cladding of your choice to external sides
Electric underfloor heating mat
Additional windows

## DIY Escape Kit Sizes and Prices

DIMENSIONS	SHELL & EXTERNAL KIT PRICES		INTERNAL FINISHES KIT	
	Exc. VAT	Inc. VAT @ 20%	Exc. VAT	Inc. VAT @ 20%
7m x 3.4m x 2.8m	£17,070.00	£20,484.00	£3,090.00	£3,708.00
8m x 3.4m x 2.8m	£18,520.00	£22,224.00	£3,290.00	£3,948.00
9m x 3.4m x 2.8m	£19,985.00	£23,982.00	£3,090.00	£3,708.00

Please contact us on 01452 501455 or [info@podsbyfuturerooms.co.uk](mailto:info@podsbyfuturerooms.co.uk) to discuss the pod(s) that you are interested in.

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