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www.quinnoffsite.com



QUINN OFFSITE



BESPOKE MODULAR BUILDINGS

Committed to building your dream project with perfection and value

Architect Designed, Precision Engineered & Thermally Optimised

Hand Crafted for Work, Leisure or Play – you choose!





INCLUDED AS STANDARD

We pride ourselves on providing our clients the best and to not have them worry about the finer details – whatever you choose, our designs will be installed by our skilled offsite team in a matter of hours so you can enjoy your new luxurious bespoke modular design!



DESIGN



MANUFACTURE



DELIVERY



INSTALLATION

THE EXTERNAL FEATURES TO CHOOSE FROM

There are a range of external features to choose from, all you have to do is chat to a member of our team to discuss your options further! – *Prices may vary.*



WINDOWS AND
DOORS



CLADDING



EXTERNAL
LIGHTING



ROOF CANOPY

THE INTERNAL FEATURES TO CHOOSE FROM

When you order with us, we let you choose the interior finishes! Whether that is a well light space or hardwood flooring – you choose! – *Prices may vary.*



LIGHTING &
ELECTRICAL



FLOORING



INTERIOR PAINT
FINISH



INTERIOR
FINISHES



OPTIONAL EXTRAS & OFF GRID LIVING

If you are seeking a more luxurious modular design with all the latest trends, then why not have a look at our optional extras? These can be added to any building and are customisable to meet your requirements – *Prices may vary.*



Kitchen

From £1,600



En-Suite

From £2,200



External Decking

From £2,250



Roof Solar PV Panels

12V £1500

240v from £4500



Oil Central Heating & Hot Water

£3500



Composting Toilet

£1400



Gas Central Heating & Hot Water

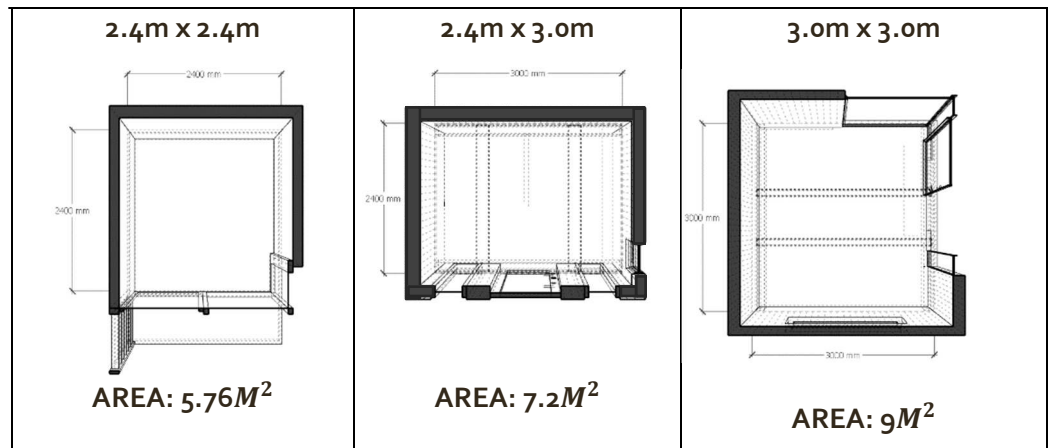
£3500



THE NANO COLLECTION

Designed specifically for home working or working out. *The Nano Collection* offers bespoke modular designs installed by our highly skilled offsite team, and manufactured with the upmost care, this garden pod may be small in size, but it makes for lost space in finishes and overall design.

The nano pod is fully insulated, complete with double glazing and a self-contained space for its user to enjoy to its fullest! Has a compact design and small external footprint, taking up less space in the garden than any of our other buildings.



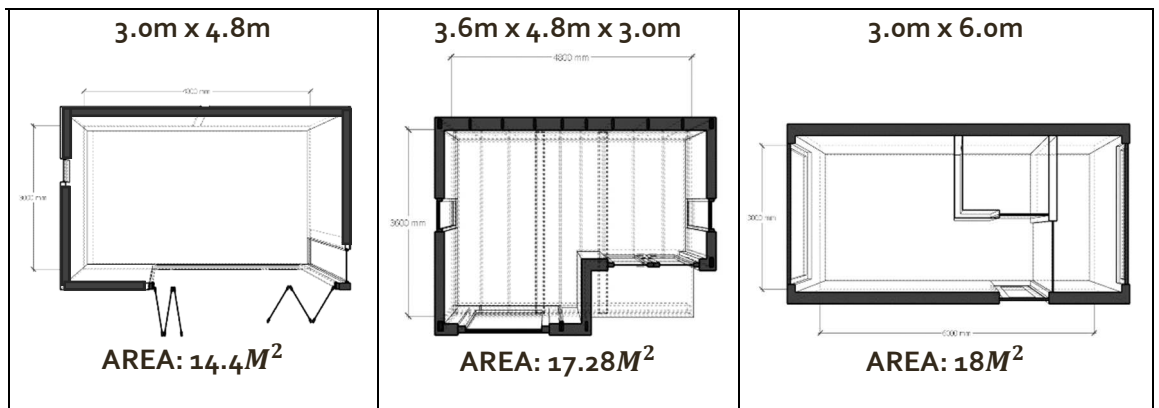
SPEC	2.4m x 2.4m		2.4m x 3.0m		3.0m x 3.0m	
	MODULAR BUILT	KIT ONLY	MODULAR BUILT	KIT ONLY	MODULAR BUILT	KIT ONLY
ECONOMY	£10,950	£8,950	£12,950	£10,950	£13,500	£11,500
PREMIUM	£11,950	£9,950	£14,750	£12,750	£15,750	£13,750
PLATINIUM	£12,950	£10,550	£15,750	£13,700	£16,750	£14,750



THE ARDWOOD COLLECTION

Your ideas will always be at the core of every design decision made here at Quinn's and your best interests will always be our number one priority! Invest in our outdoor garden rooms from our **Ardwood Collection** if you wish to create the perfect space for your workout routine or your very own working from home office!

Using the latest techniques in off-site manufacturing, we promise to deliver your bespoke modular build quick and efficiently with the finest workmanship from our off-site teams.



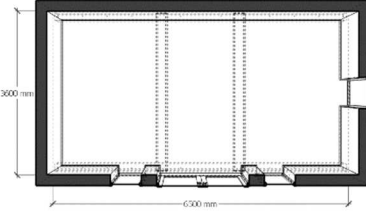
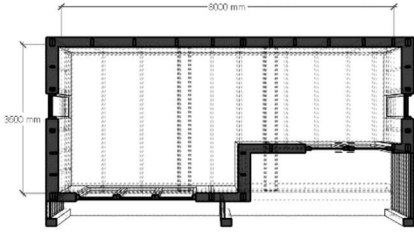
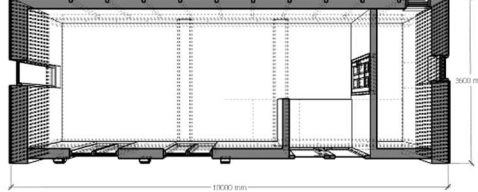
	3.0m x 4.8m		3.6m x 4.8m x 3.0m		3.0m x 6.0m	
SPEC	MODULAR BUILT	KIT ONLY	MODULAR BUILT	KIT ONLY	MODULAR BUILT	KIT ONLY
ECONOMY	£14,950	£12,950	£17,950	£14,550	£15,950	£13,550
PREMIUM	£15,950	£13,950	£18,750	£15,750	£17,950	£14,750
PLATINIUM	£16,950	£14,550	£20,750	£16,700	£21,750	£18,700



THE DELUXE COLLECTION

The Deluxe Collection offers contemporary yet elegantly designed garden rooms to allow tranquillity whether that is for working from home or working out. They are designed as self-contained buildings to use all year round with a spacious internal area

The main contributing factor about this collection is that they feature architecturally stunning mono-pitch roofs aspect to their front elevation. A visually striking garden room that will certainly make a statement.

<p>3.6m x 6.5m x 3.4m</p>  <p style="text-align: center;">AREA: 23.4M²</p>	<p>3.6m x 8.0m x 3.2m</p>  <p style="text-align: center;">AREA: 25M²</p>	<p>3.6m x 10m x 2.8m</p>  <p style="text-align: center;">AREA: 36M²</p>
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SPEC	MODULAR BUILT	KIT ONLY	MODULAR BUILT	KIT ONLY	MODULAR BUILT	KIT ONLY
	Product Code: AA03		Product Code: AB03		Product Code: AC03	
ECONOMY	£19,950	£16,950	£24,950	£19,550	£28,950	£22,550
PREMIUM	£22,950	£13,950	£26,750	£21,750	£35,950	£29,750
PLATINIUM	£26,950	£14,550	£33,750	£26,700	£42,750	£34,700



THE COTTAGE COLLECTION

This tiny home range offers a “less is more” approach and is a cost-effective stepping stone to getting your very own Tiny Home. With its small size for a tiny home, this build would be ideal for a multitude of purposes from home working to an additional guest room/bar or as an additional living space.

A mezzanine level can be installed into [*The Cottage Collection*](#) which will allow its user to fit a double bed and enjoy the comforts of living the tiny home lifestyle.

THE LODGE COLLECTION

Does the sight of a small cabin in the woods make your heart flutter? Do you swoon over small spaces that have custom storage solutions? Then you might have the perfect foundation to jump into the fast-growing niche market of the tiny-home lifestyle. Why not start with our [*Lodge Collection!*](#)

This tiny home is contemporary yet is elegantly designed to allow tranquillity whether that is for working from home or working out or living. Designed as a self-contained building to use all year round with a spacious internal area that can hold a mezzanine level if requested.

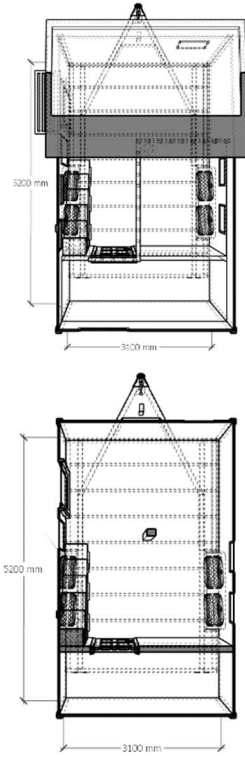
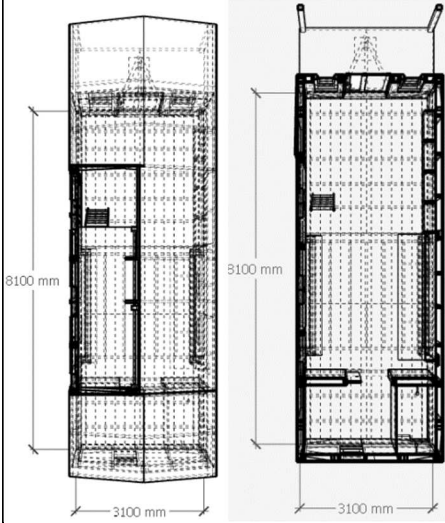
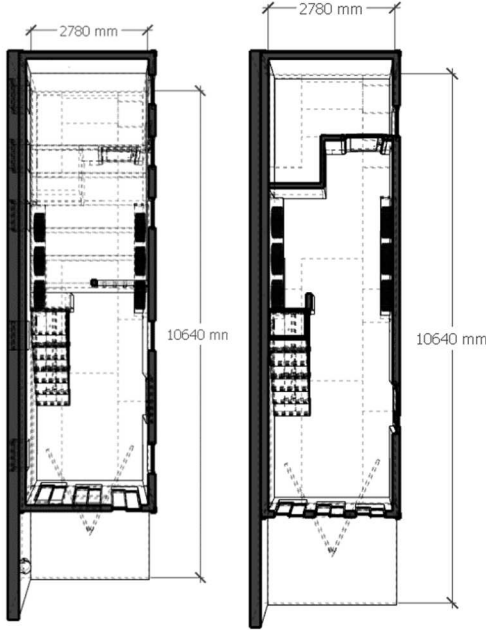
THE MANOR COLLECTION

If you are serious about living in a Tiny home and willing to splash some cash to enjoy the finer things, then [*The Manor Collection*](#) is perfect for you!

This tiny home offers spacious accommodation with mezzanine levels that can fit a double bed, all you have to do is ask a member of our team.

With its large size for a tiny home, this build would be ideal for a multitude of purposes from home working to an additional guest room/bar or as an additional living space.

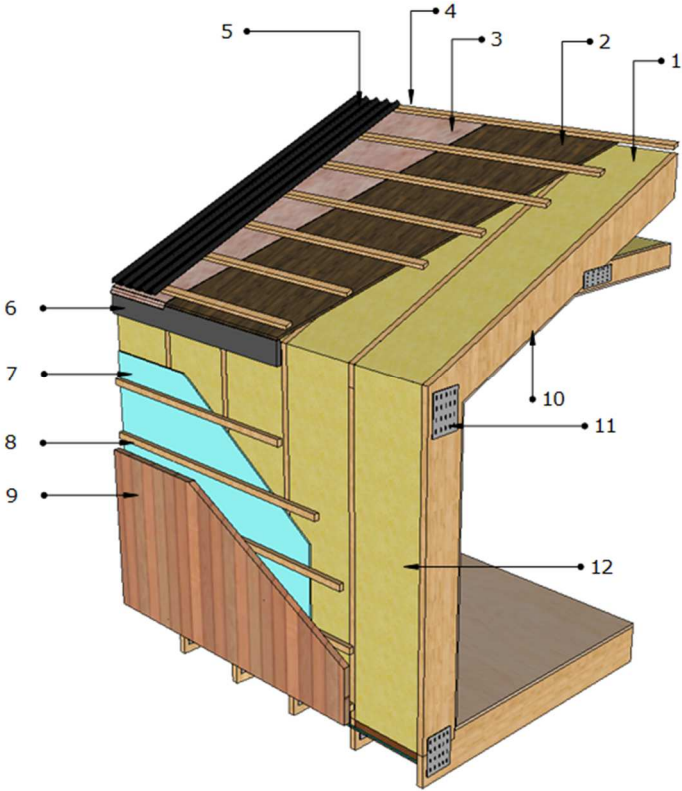


	<p>3.1m x 5.2m x 3.2m</p>  <p>AREA: 16M²</p>	<p>3.1m x 8.1m x 3.5m</p>  <p>AREA: 25M²</p>	<p>2.78m x 10.64m x 3.63m</p>  <p>AREA: 30M²</p>
SPEC	MODULAR BUILT	MODULAR BUILT	MODULAR BUILT
	Product Code: BA01	Product Code: BA02	Product Code: BA03
ECONOMY	£24,950	£29,950	£34,950
PREMIUM	£26,950	£33,950	£36,950
PLATINIUM	£28,950	£37,950	£46,950

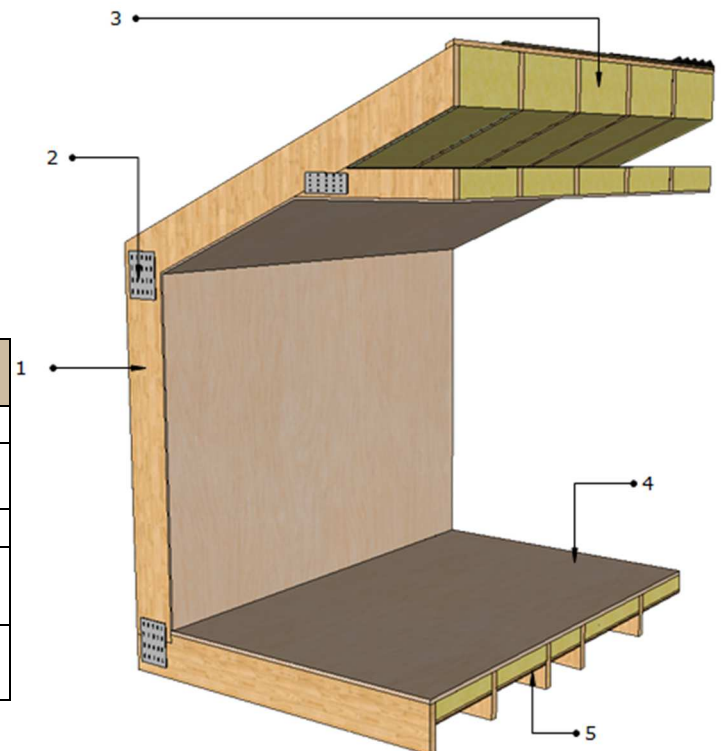


ECONOMY

Technical Specification – Product Guide



	MATERIAL	R-VALUE m ² K/W	U-VALUE W/mk
1)	100mm Rockwool Insulation	2.27	0.044
2)	9mm Fibre board Roof sheeting	1.32	0.18
3)	Easy Trim Breathable membrane – 0.4mm (50m x 1m – 112gsm)	-	-
4)	25mm x 50mm Timber Studs	-	-
5)	Box Profile Roof Sheeting – 13/1 Corrugated 0.6m thick PVC Plastisol Coated Roof Sheet	1.21	0.14
6)	250mm x 25mm Fascia Board with Folded Flashing	-	-
7)	Easy Trim Breathable membrane (50m x 1m – 112gsm)	-	-
8)	25mm x 50mm Battens	-	-
9)	Redwood Cladding 20mm thickness	1.41	0.50
10)	147mm x 46mm C24	-	-
11)	Galvanised Nail Connector Plate	-	-
12)	100mm Rockwool Insulation	2.27	0.044



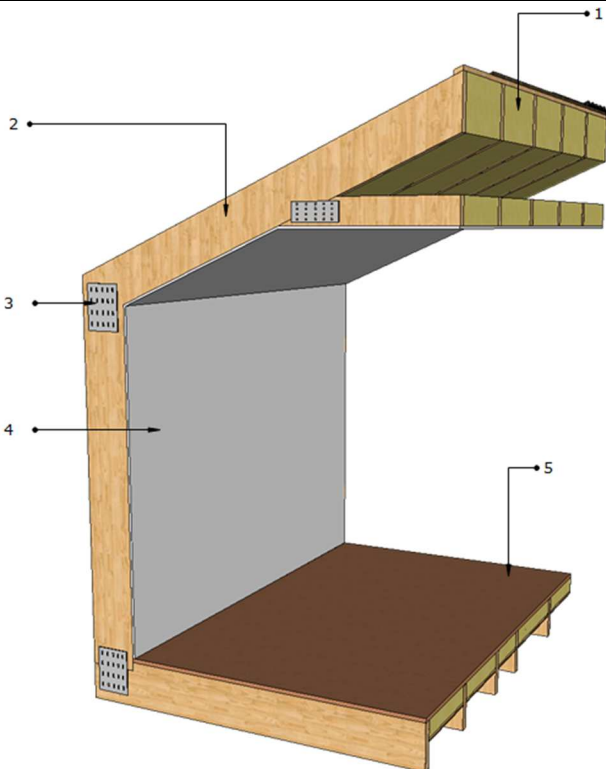
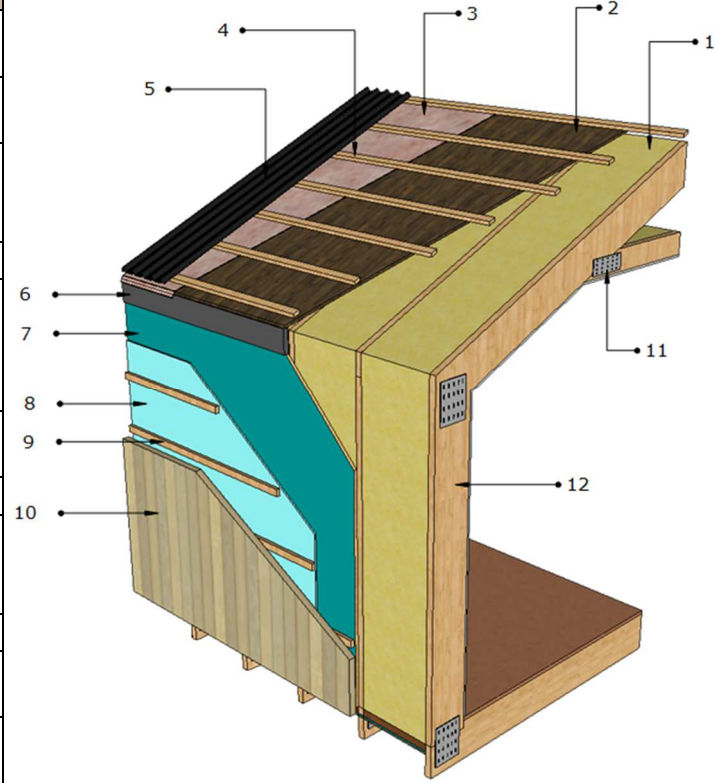
	MATERIAL	R-VALUE m ² K/W	U-VALUE W/mk
1)	147mm x 46mm C24	-	-
2)	Galvanised Nail Connector Plate	-	-
3)	100mm Rockwool Insulation	2.27	0.044
4)	18mm Plywood Sheeting	0.1	0.18
5)	100mm Rockwool Insulation	2.27	0.040



PREMIUM

Technical Specification – Product Guide

MATERIAL	R-VALUE m ² K/W	U-VALUE W/mk
1) 140mm High Density Frametherm Insulation	3.50	0.040
2) 9mm Fibre board Roof sheeting	1.32	0.18
3) Easy Trim Breathable membrane – 0.4mm (50m x 1m – 112gsm)	-	-
4) 25mm x 50mm Timber Studs	-	-
5) Box Profile Roof Sheeting – 13/1 Corrugated 0.6m thick PVC Plastisol Coated Roof Sheet	1.21	0.14
6) 250mm x 25mm Fascia Board with Folded Flashing	-	-
7) 12mm OSB 3 Board	0.55	0.13
8) Easy Trim Breathable membrane (50m x 1m – 112gsm)	-	-
9) 25mm x 50mm Battens	-	-
10) Siberian Larch Cladding 22mm	0.68	0.50
11) Galvanised Nail Connector Plate	-	-
12) 147mm x 46mm C24	-	-

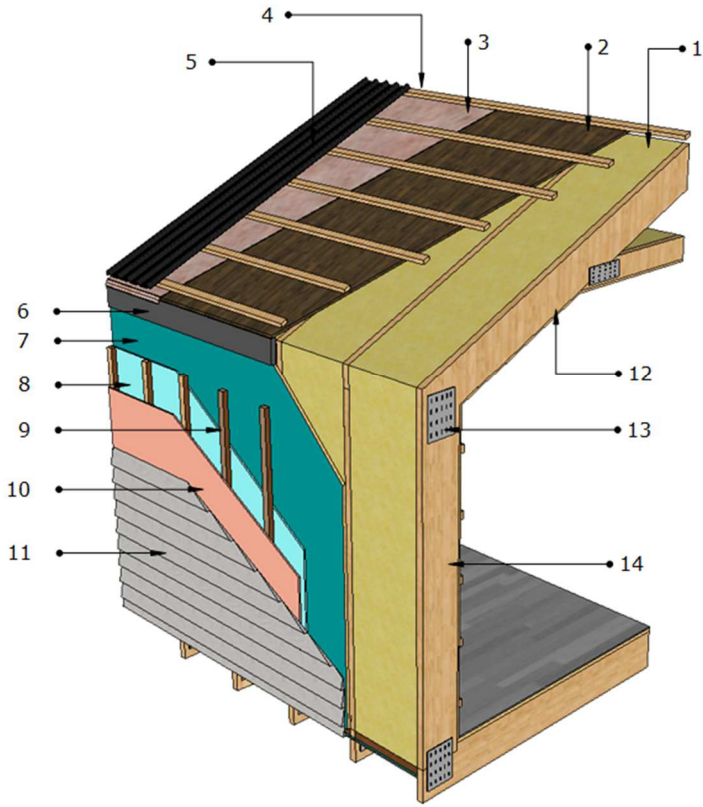


MATERIAL	R-VALUE m ² K/W	U-VALUE W/mk
1) 200mm High Density Frametherm Insulation	3.50	0.040
2) 147mm x 46mm C24	-	-
3) Galvanised Nail Connector Plate	-	-
4) 9mm Plasterboard - Gypsum	0.45	0.170
5) 18mm Plywood Sheeting	0.1	0.18



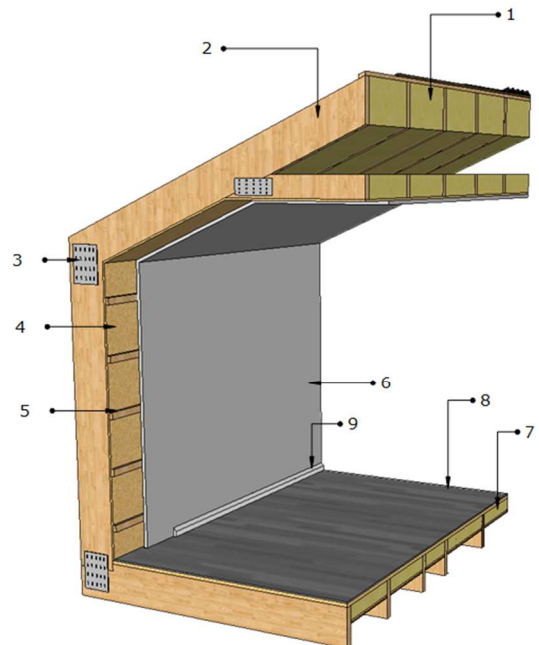
PLATINIUM

Technical Specification – Product Guide



MATERIAL		R-VALUE m ² K/W	U-VALUE W/mk
1)	140mm High Density Frametherm Insulation	3.50	0.040
2)	9mm Fibre board Roof sheeting	1.32	0.18
3)	Easy Trim Breathable membrane – 0.4mm (50m x 1m – 112gsm)	-	-
4)	25mm x 50mm Timber Studs	-	-
5)	Box Profile Roof Sheeting – 13/1 Corrugated 0.6m thick PVC Plastisol Coated Roof Sheet	1.21	0.14
6)	250mm x 25mm Fascia Board with Folded Flashing	-	-
7)	12mm OSB 3 Board	0.55	0.13
8)	Easy Trim Breathable membrane (50m x 1m – 112gsm)	-	-
9)	25mm x 50mm Battens	-	-
10)	VCL – Visqueen Vapour Control Layer	-	-
11)	Wood Fibre Cement Cladding 10mm	0.5	0.212
12)	147mm x 46mm C24 Rafter	-	-
13)	Galvanised Nail Connector Plate	-	-
14)	147mm x 46mm C24 Frame	-	-

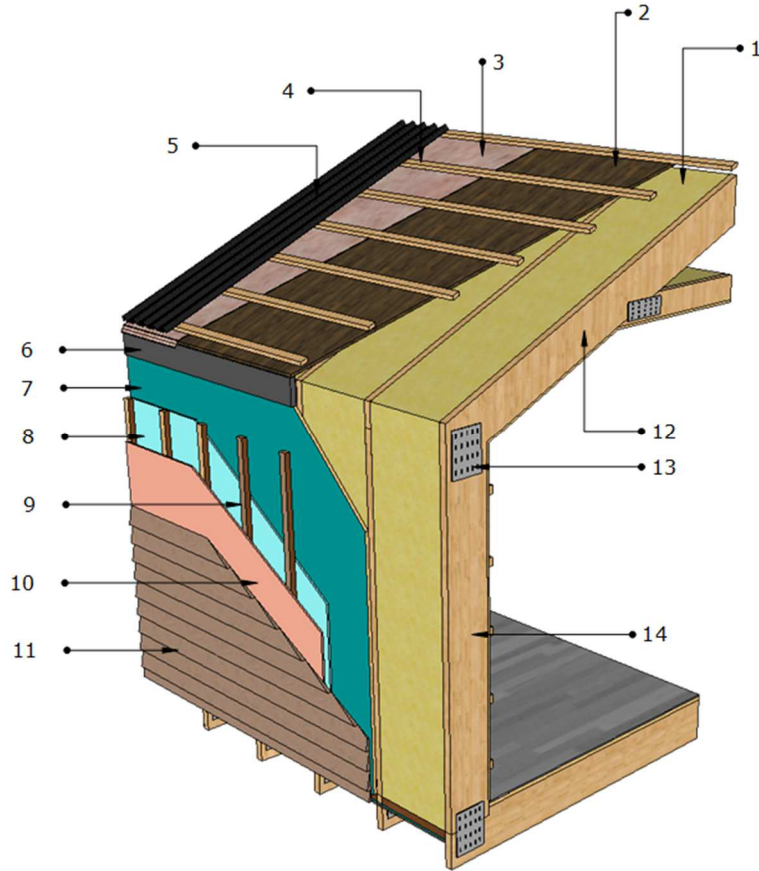
MATERIAL		R-VALUE m ² K/W	U-VALUE W/mk
1)	200mm High Density Frametherm Insulation	3.50	0.040
2)	147mm x 46mm C24	-	-
3)	Galvanised Nail Connector Plate	-	-
4)	12mm OSB 3	0.55	0.13
5)	25mm x 50mm Studs	-	-
6)	9mm Plasterboard - Gypsum	0.45	0.170
7)	100mm High Density Frametherm Insulation	2.25	0.040
8)	Hardwood Flooring	0.68	0.80
9)	Skirting Board	1.32	0.18





PLATINIUM

Technical Specification – Product Guide



MATERIAL		R-VALUE m ² K/W	U-VALUE W/mk
1)	140mm High Density Frametherm Insulation	3.50	0.040
2)	9mm Fibre board Roof sheeting	1.32	0.18
3)	Easy Trim Breathable membrane – 0.4mm (50m x 1m – 112gsm)	-	-
4)	25mm x 50mm Timber Studs	-	-
5)	Box Profile Roof Sheeting – 13/1 Corrugated 0.6m thick PVC Platisol Coated Roof Sheet	1.21	0.14
6)	250mm x 25mm Fascia Board with Folded Flashing	-	-
7)	12mm OSB 3 Board	0.55	0.13
8)	Easy Trim Breathable membrane (50m x 1m – 112gsm)	-	-
9)	25mm x 50mm Battens	-	-
10)	VCL – Visqueen Vapour Control Layer	-	-
11)	Western Red Cedar Cladding	0.5	0.212
12)	147mm x 46mm C24 Rafter	-	-
13)	Galvanised Nail Connector Plate	-	-
14)	147mm x 46mm C24 Frame	-	-

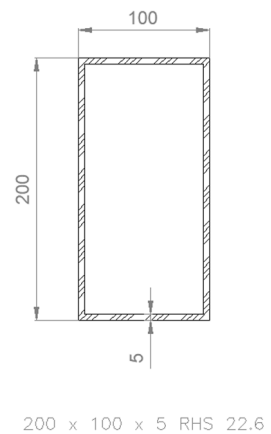
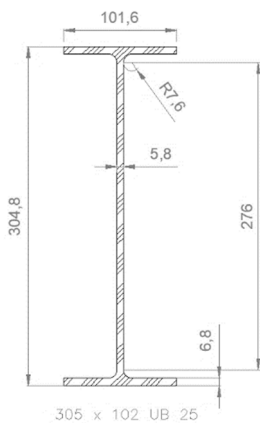
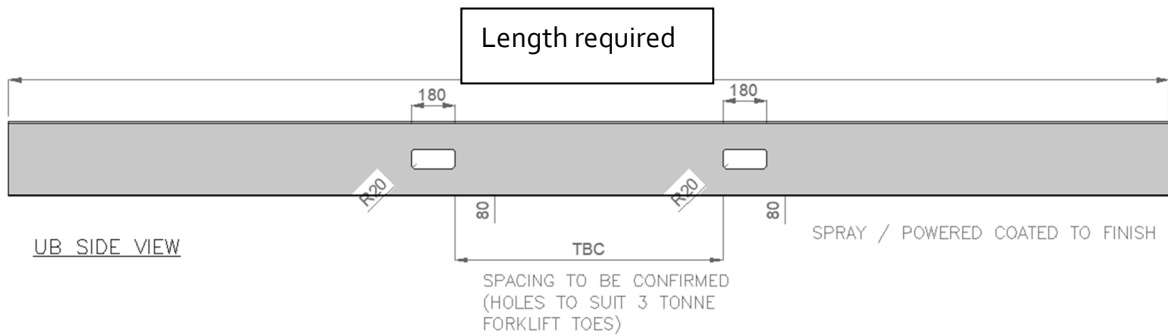
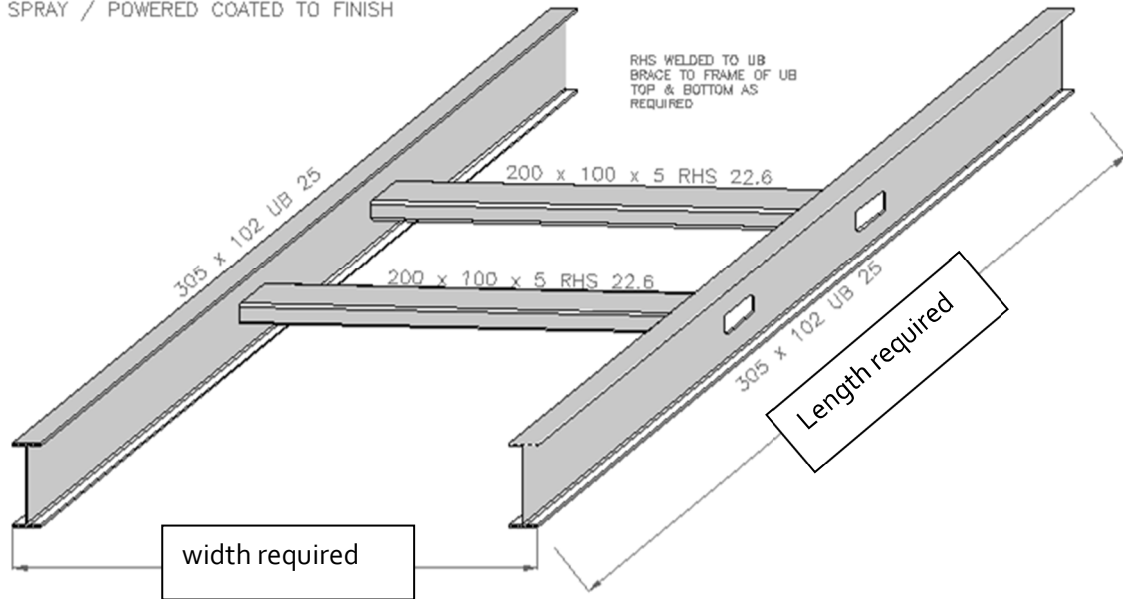


PAINTED STEEL CHASSIS ON EVERY BUILD

Technical Specification – Product Guide - Chassis

- ✓ For Strength and Durability
- ✓ Supports Modular Building During Transport and Crane Lifting

SPRAY / POWERED COATED TO FINISH

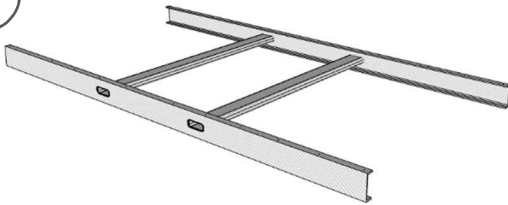




HOW TO: STEP-BY-STEP

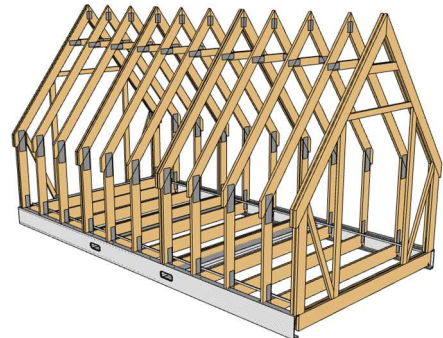
Technical Specification – Product Guide – Typical Kit Assembly

1



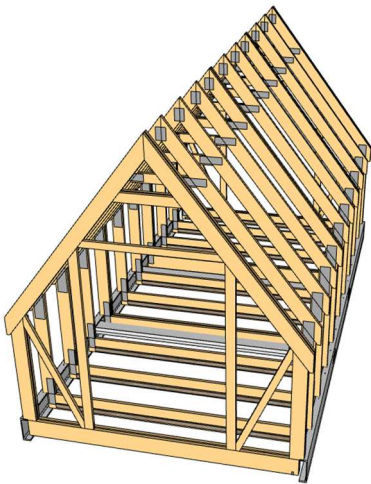
Steel chassis or concrete pad with soleplates to be implemented in desired position

2



Bolt timber frames to steel chassis / soleplates

3



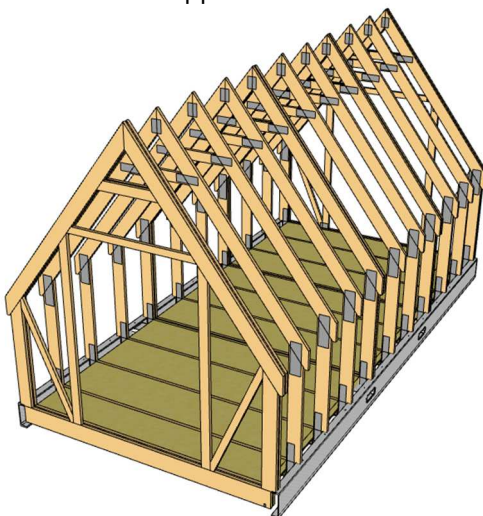
Nail/screw battens (25x50 sawn) to underside of frame to support insulation carrier

4



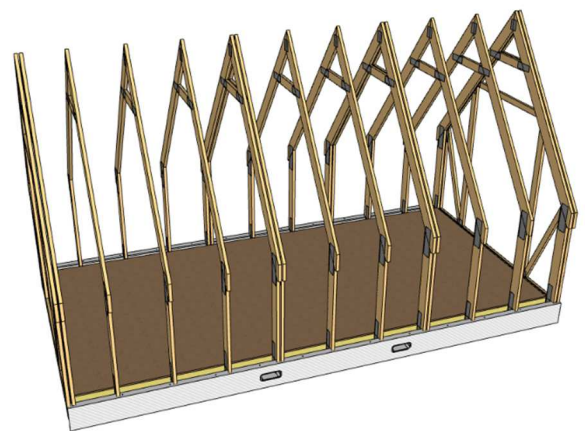
Install 9mm plywood above battens to support insulation

5



Install insulation between joists

6

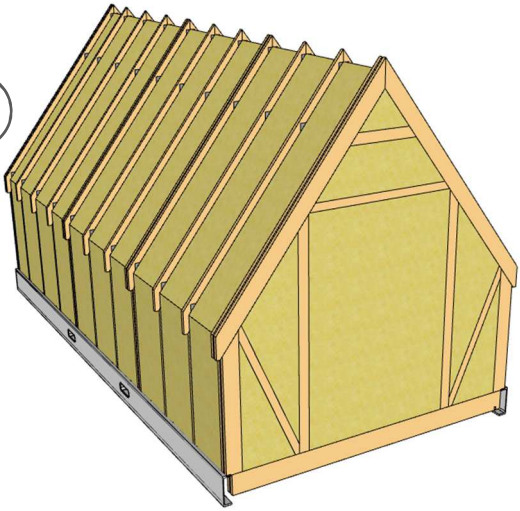


Install 18mm flooring ply / osb

NOTE: Assembly instructions are an indicative guide only

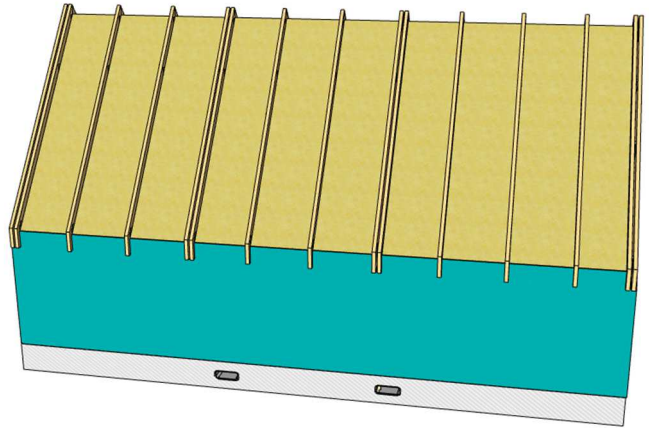


7



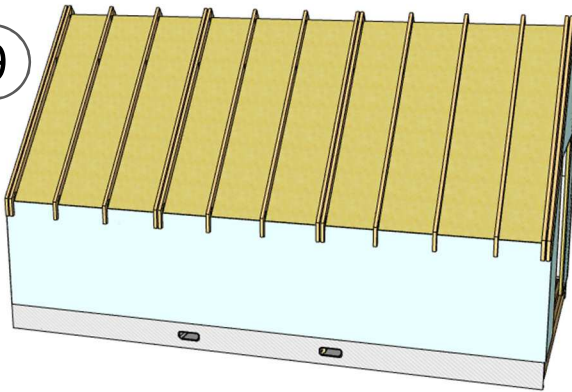
Place insulation within timber frame

8



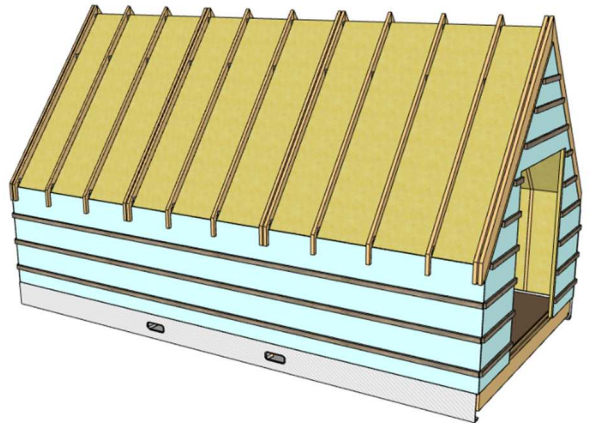
Install 12mm OSB 3 board internally using nail connections

9



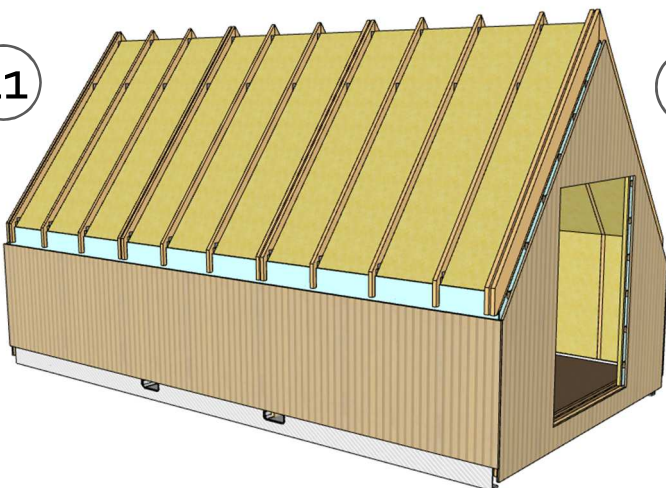
Next, secure breathable membrane - Easy Trim Breathable membrane – 0.4mm (50m x 1m – 112gsm)

10



Timber battens (25x50mm) fix horizontally to provide ventilation and to be nailed to frames

11



Cladding of choice to be implemented and nailed securely onto timber battens beneath

12

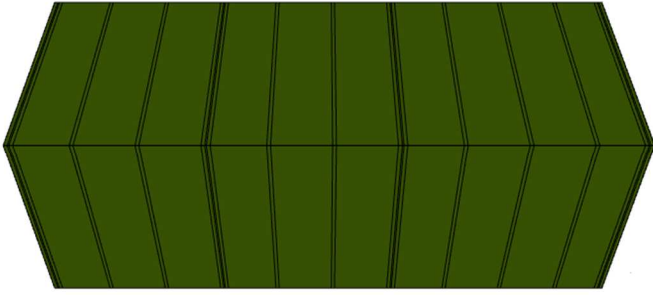


Implement door/other openings within structure and fit all required flashings

NOTE: Assembly instructions are an indicative guide only

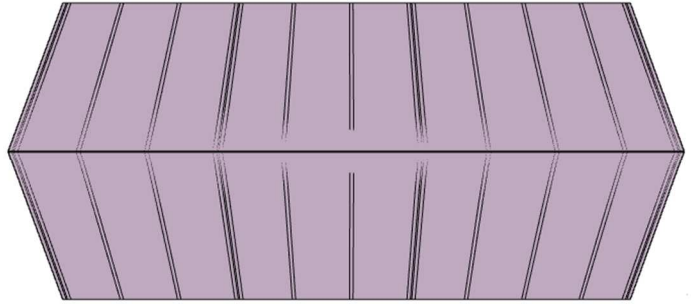


13



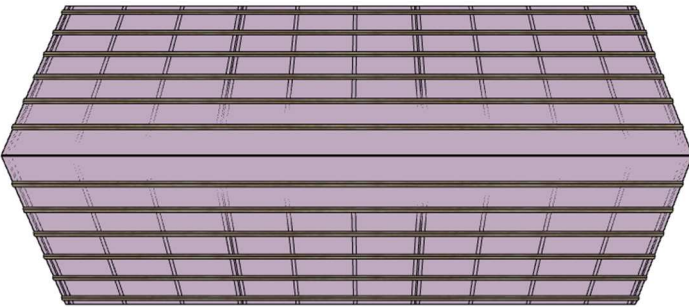
9mm osb sheeting applied to roof

14



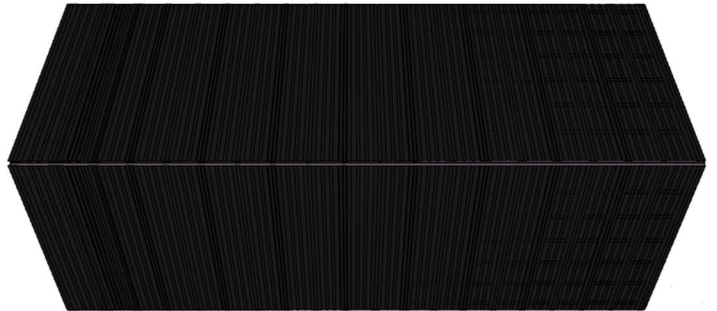
Easy Trim Breathable membrane stapled to roof

15



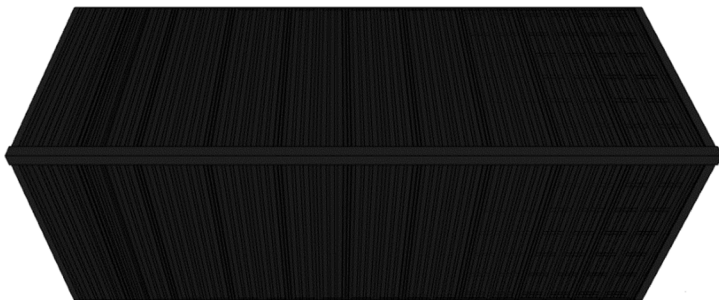
Treated timber purlins (97x35) placed at 600mm cs

16



Box Profile Roof Sheeting - 13/1 Corrugated 0.6m thick PVC Plastisol Coated Roof Sheet fitted

17



Ridge, 225x46 Fascia Board with Folded Flashing installed

NOTE: Assembly instructions are an indicative guide only



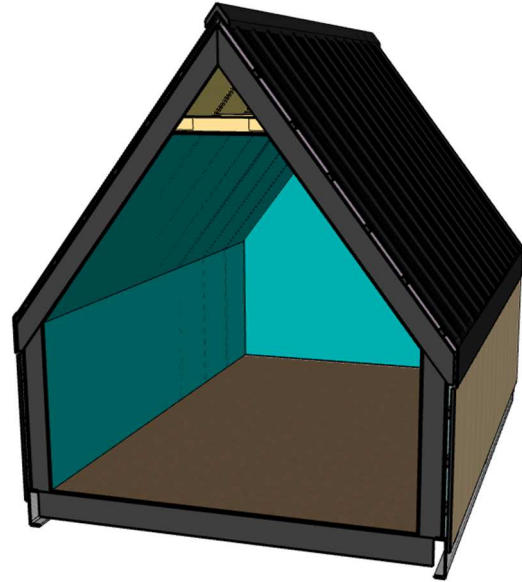
HOW TO: STEP-BY-STEP

Technical Specification – Product Guide – Assembly (GENERIC interior)

1



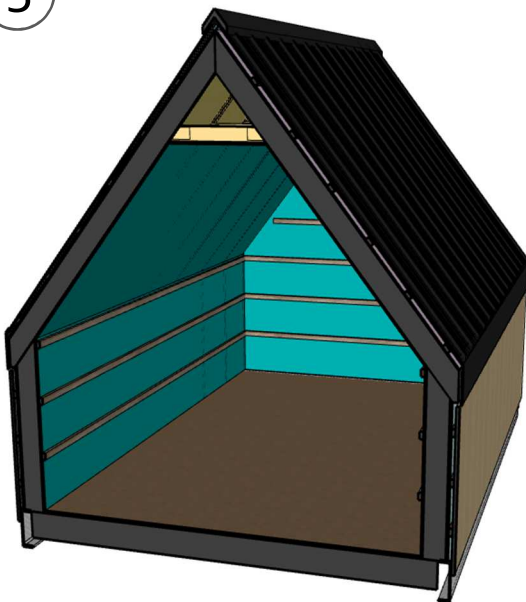
2



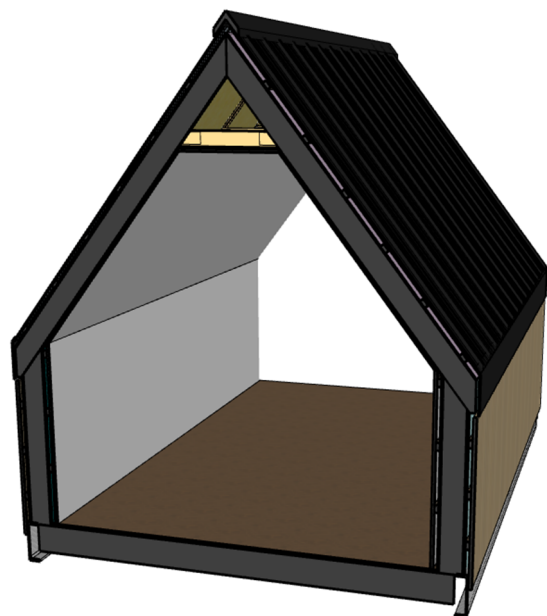
Once insulation and flooring are installed, completion of the interior surfaces can begin

12mm OSB 3 board installed

3



4



Timber battens nailed at frame intervals – 50x38mm sawn – to create void

12.5mm plasterboard installed on walls and ceiling. Tape and dry line joints, internal skirting architrave followed by painting

NOTE: Assembly instructions are an indicative guide only