

PRICE LIST

SPRING / SUMMER 2024



boon
bespoke modular structures



INVEST IN YOUR SPACE

Boon is a bespoke build company creating luxury garden rooms and bespoke modular structures. Boon's innovative builds range from successful Airbnbs, personal cabins for holiday rental and extra guest accommodation, to gorgeous home office spaces, adding value and helping businesses diversify.

We are specialists in building unique, sustainable structures that omit the need for traditional foundations. All of our builds for short-stay holiday rental use are booked up months in advance and have proven to be a sound investment in the land they are placed on.

Garden Rooms / Home Offices

With the WFH era here to stay, we are seeing more and more customers wanting a private workspace to call their own, meeting all the requirements a working garden room needs. We have developed our own take on the humble garden office, and given it a twist.

Holiday Rentals

With the short-stay holiday market booming, luxury cabins and glamping pods are a firm favourite for the UK tourism and leisure market with Airbnb doing the hard work for you.

If you have land or a garden space that could be put to better use or earn you an income, investing in a prefabricated build could be an option.

Box Office

External: **2.5 x 2.5m (6.50m²)**

Height: **2.5m**

From **£17,000** + 20% VAT

(Price includes delivery & installation*)

A perfectly-sized garden office with 2.2m built-in internal desk, storage shelf and LED lighting. Fully-insulated and clad in reclaimed timber with a gently sloping roof, the Box Office is finished with a large double-glazed glass door and desk height landscape window, framing its views and letting the outside in. Assembled on a galvanised steel chassis with adjustable levelling feet, the Box Office can be moved and relocated in the future if needed.

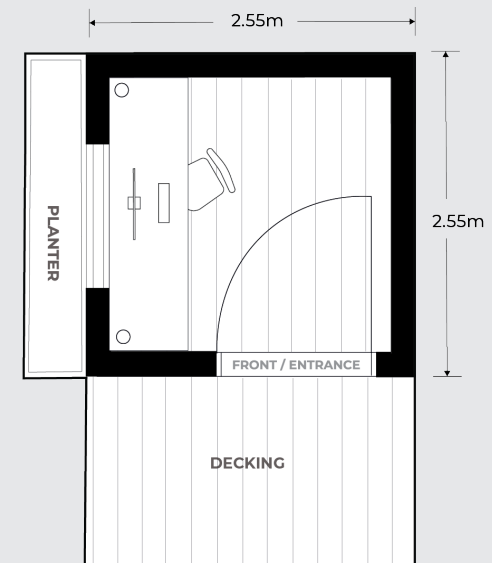
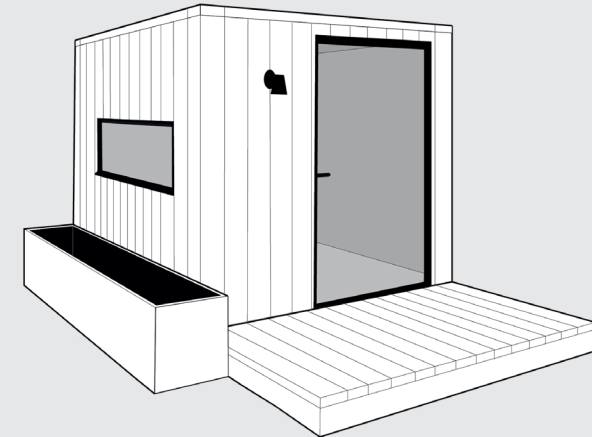
- 10 year structural warranty
- 8 week delivery
- Free delivery & installation*
- Within permitted development
- Fully insulated
- Built-in desk & file shelf
- Radiator heating as standard
- Double glazed window & door
- Efficient LED lighting
- Corston Architectural fixtures & fittings

Extras:

- WIFI controlled air source heat pump providing efficient heating & AC
- External decking
- Steel planter

Find out more at: byboon.co.uk/box-office

*Free HIAB delivery within 100 miles UK radius. HIAB lorry will only reach 8m from the closest parking point at site, more remote locations can be quoted separately. Free installation if grounds work have been prepared ready to receive and connect the building. Delivery and installation will be charged on builds over the standard size and weight and may take longer than the standard build time.



Boon Box

External: **3.3 x 3.3m (10.89m²)**

Height: **2.5m**

From **£26,000** + 20% VAT

(Price includes delivery & installation*)

Our mid-sized home office garden room is named the Boon Box and is built with the ultimate WFH experience in mind. This compact 3.3m x 3.3m cube is surprisingly spacious, with every detail carefully designed by people who regularly spend 40+ hours a week working from home. A cosy and inviting space, the Boon Box includes a bespoke-made desk, plenty of concealed storage, heating and air conditioning, mini fridge and built-in tea area, plenty of shelving and of course, a space to sit and relax with a view. Basically, everything you need to WFH... except the kitchen sink!

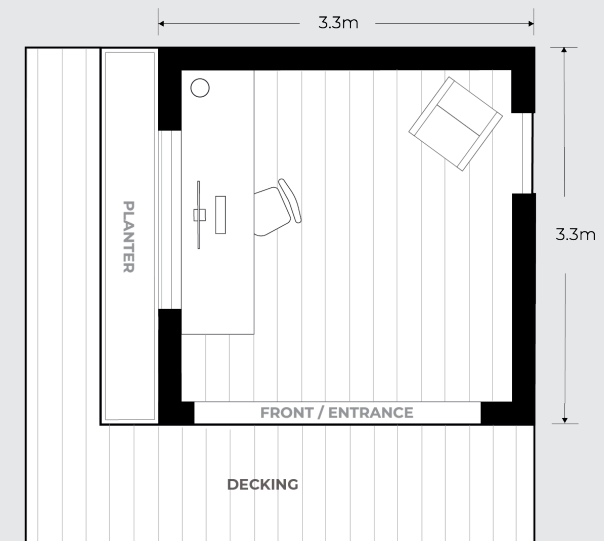
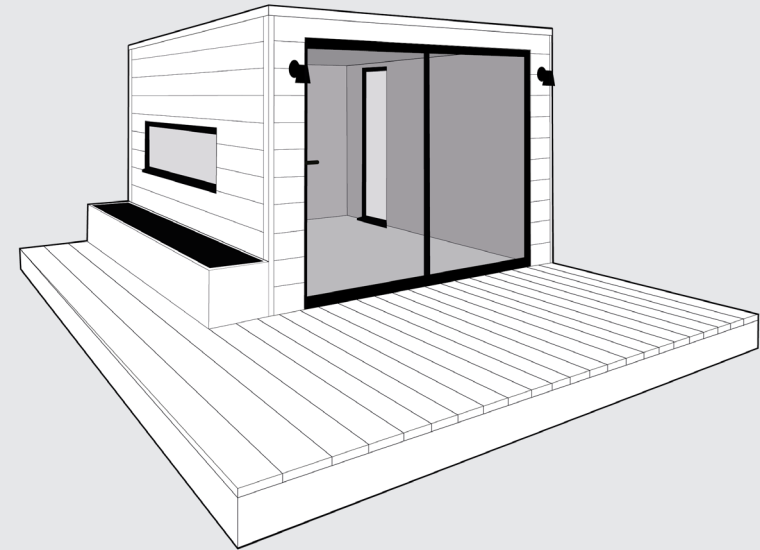
- 10 year structural warranty
- 8 week delivery
- Free delivery & installation*
- Within permitted development
- Fully insulated
- Built-in desk & file shelf
- Radiator heating as standard
- Double glazed window & door
- Efficient LED lighting
- Corston Architectural fixtures & fittings

Extras:

- WIFI-controlled air source heat pump providing heating & AC
- Kitchenette with mini fridge, excluding sink
- Extra window
- Storage cabinetry
- External decking
- Steel planter

Use our online Boon Box Customiser to configure your office and receive an instant quote: byboon.co.uk/boon-box

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Studio Room

External: **7.3 x 3.1m (22.63m²)**

Height: **2.9m**

From **£65,000 + 20% VAT**

(Price includes delivery & installation*)

A jump up from the Boon Box, the Studio is a generous-sized space for office use, seating eight people comfortably, or can be cleared of furniture to allow an open-plan area for Yoga-type group activities. With an expansive, triple aspect sliding door just under 5m in length, and the option of a generous decking area at the front, this simple build allows the outside to become an extension of its use.

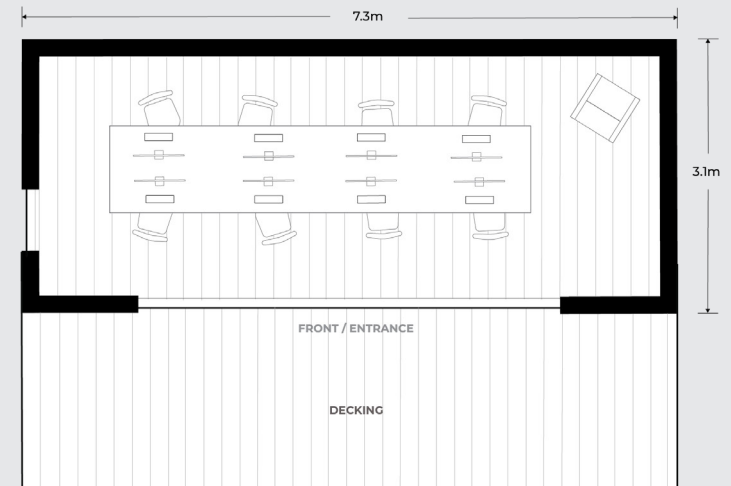
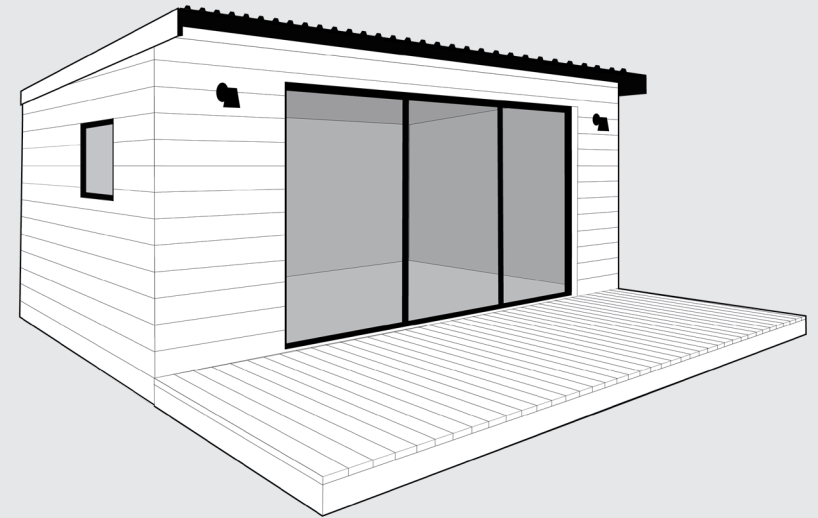
- 10 year structural warranty
- 12 week delivery
- Free delivery & installation*
- Within permitted development
- Fully insulated
- Radiator heating as standard
- Double glazed, triple aspect sliding door & picture window
- Efficient LED lighting
- Corston Architectural fixtures & fittings

Extras:

- WIFI-controlled air source heat pump providing heating & AC
- Alternative window options
- Kitchenette with sink, mini fridge & microwave
- Plumbed hot water system
- External decking
- Outdoor tap

Find our more at: byboon.co.uk/yoga-studio

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One Bed Shed

External: **8.6 x 3.5m (30.1m²)**

Height: **3.1m**

From **£79,000** + 5% VAT

The One Bed Shed has all the facilities you would expect to find in a luxury hotel suite; space for a king size bed, toilet, shower, freestanding bath, kitchen and lounge. The One Bed Shed is perfect for extra guest accommodation or as an Airbnb investment. Using only the best, sustainable materials, we've spent time developing a high-end prefab that delivers everything it needs to.

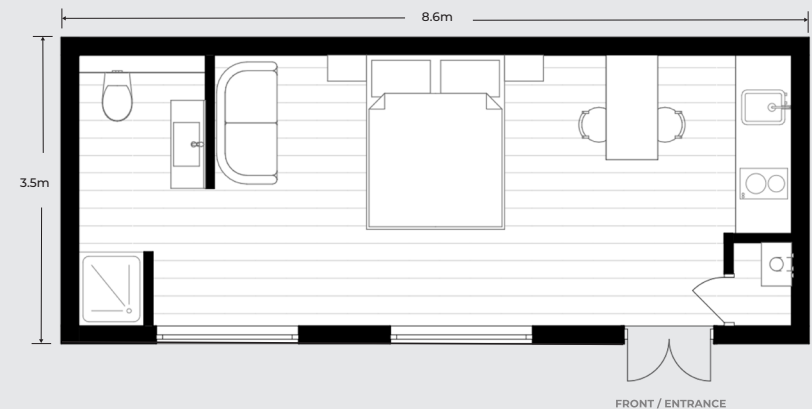
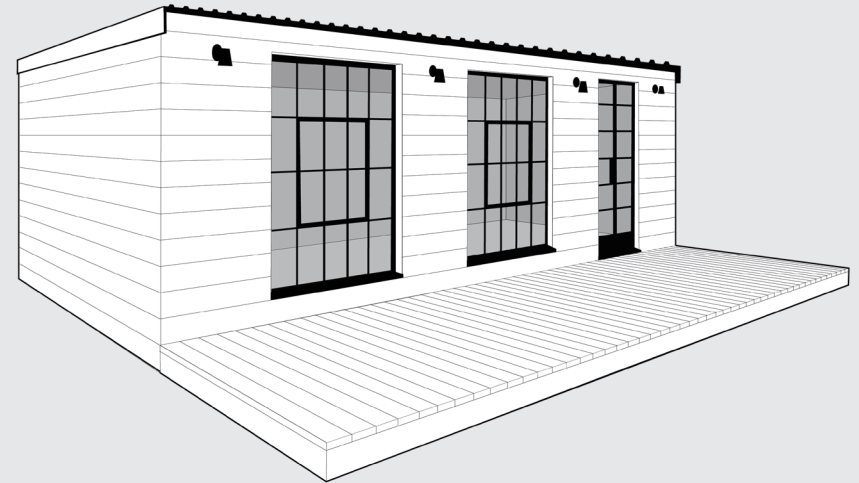
- 10 year structural warranty
- 12 week delivery
- Fully insulated
- Fully fitted kitchen, bathroom & shower
- Service cupboard with shelf
- Plumbed hot water system
- Double glazed windows & door
- Efficient LED lighting
- Corston Architectural fixtures & fittings

Extras:

Along with WIFI-controlled air source heat pump providing efficient heating and AC, as well as a freestanding bath and alternative window options, our larger builds come with a wide variety of extras, please get in touch to find out more.

Examples of our 'One Bed Shed' builds created for previous customers, include: **The Shack** and **The Potting Shed**, both of which are currently booked out on Airbnb. For more information, visit: byboon.co.uk/case-studies

Delivery, haulage, plant hire, on site reconnection and setup of building is quoted separately, depending on location, site access and the size of the build. Alternative internal layout options available. Upgrades and extras quoted separately.



Pigsty

External: **9 x 5.4m (48.6m²)**

Height: **3.2m**

From **£106,000** + 5% VAT

The Pigsty with its signature domed, corrugated steel roof has always been one of our most popular holiday rental investment builds. Clad in reclaimed timber with double-glazed aluminium French doors and windows, fully-fitted kitchen and bespoke bathroom layout, it was voted Airbnb's No. 1 most 'Wishlisted' stay in 2021 when it first arrived and has been a firm favourite ever since.

- 10 year structural warranty
- 12 week delivery
- Fully insulated
- Fully fitted kitchen, bathroom & shower
- Service cupboard with shelf
- Plumbed hot water system
- Double glazed windows & doors
- Efficient LED lighting
- Corston Architectural fixtures & fittings

Extras:

Along with WIFI-controlled air source heat pump providing efficient heating and AC, as well as a freestanding bath and alternative window options, our larger builds come with a wide variety of extras, please get in touch to find out more.

Examples of our 'Pigsty' builds created for previous customers, include:

The Pigsty at Pitt, Ellie's Cabin and **Farley Hanger**, all of which are available to book on Airbnb. For more information, visit: byboon.co.uk/case-studies

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