



GARDEN ROOMS

Find Your Perfect Space



BEAUTIFUL TIMBER STRUCTURES FOR WORK, REST OR PLAY.

Manufactured in the UK and assembled in days, modular builds make the perfect alternative to traditional bricks and mortar. Not only are they smarter, faster and better, they look stunning, are more environmentally friendly, and come packed with long guarantees. With a choice of sizes, finishes and customisable features, your new space will be completely unique.

Contents

02 INTRODUCTION	30 CUSTOM SPACE
06 OFFICE SPACE	38 ANNEXE SPACE
14 GYM SPACE	46 FEATURES
22 CLASSROOM SPACE	54 CONTACT



WHY US?

Customer satisfaction is our number one priority – expect high quality from start to finish. Whether you want a simple garden studio or several bespoke spaces for commercial use, we'll make it happen.

Bricks and mortar constructions just cannot compete with the modern methods of construction we use. By pre-fabricating structures in our very own factory, we cut down on-site construction time, minimising disruption to your home or business.

Find Your Perfect Space

- Free Design Consultation
- Fully Customisable
- British Engineering
- Thermal Efficiency
- Unbeatable Lead Times
- Long Guarantees
- Exceptional Aftercare

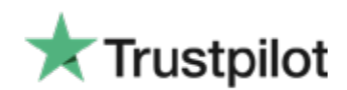
TIGER MODULAR OFFICE SPACE





Work from home
without working from
your home.

Bored of working from bland office blocks, overpriced coffee shops or the dingy back bedroom where the ironing board lives? There is another way. Create the perfect workspace, tailored to your needs and located, quite literally, in your own backyard. Ideal if you want to avoid the commute but still keep your work and home life separate.



Here's just a couple
of happy customers

**AMAZING COMPANY TO DEAL WITH FROM
START TO FINISH...**

Amazing company to deal with from start to finish , great design process and amazing speed of build and aftercare, thanks

Chris Knight

**FANTASTIC QUALITY AND AN
AMAZING EXPERIENCE...**

Stuart and the team have been unbelievably helpful and competent throughout. We needed a 9m x 4.5m studio that was 3.5m high. Works.

Philip Oliver

OFFICE SPACE FEATURES



150MM MODULAR INSULATED ROOF SYSTEM

FEATURE TIMBER-SLAT SCREEN

CHOICE OF CLADDING (CEDAR/THERMOWOOD OR LARCH)

OPENING ALUMINIUM WINDOW SYSTEM

SMART-COMPOSITE DECK STEP

STEEL-COATED FLASHINGS

ALUMINIUM CORNER WINDOW AND FRENCH DOOR SYSTEM

ARGON-FILLED TOUGHENED GLASS

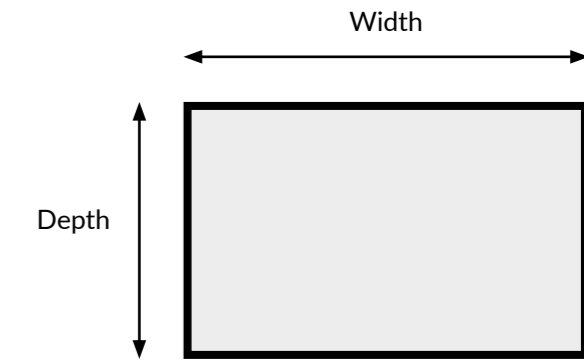
217MM-THICK WALLS (DOUBLE INSULATED)

FOUNDATIONS AND BASE INCLUDED



OFFICE SPACE COSTS

Built to meet your budget.
Customised to meet your needs.

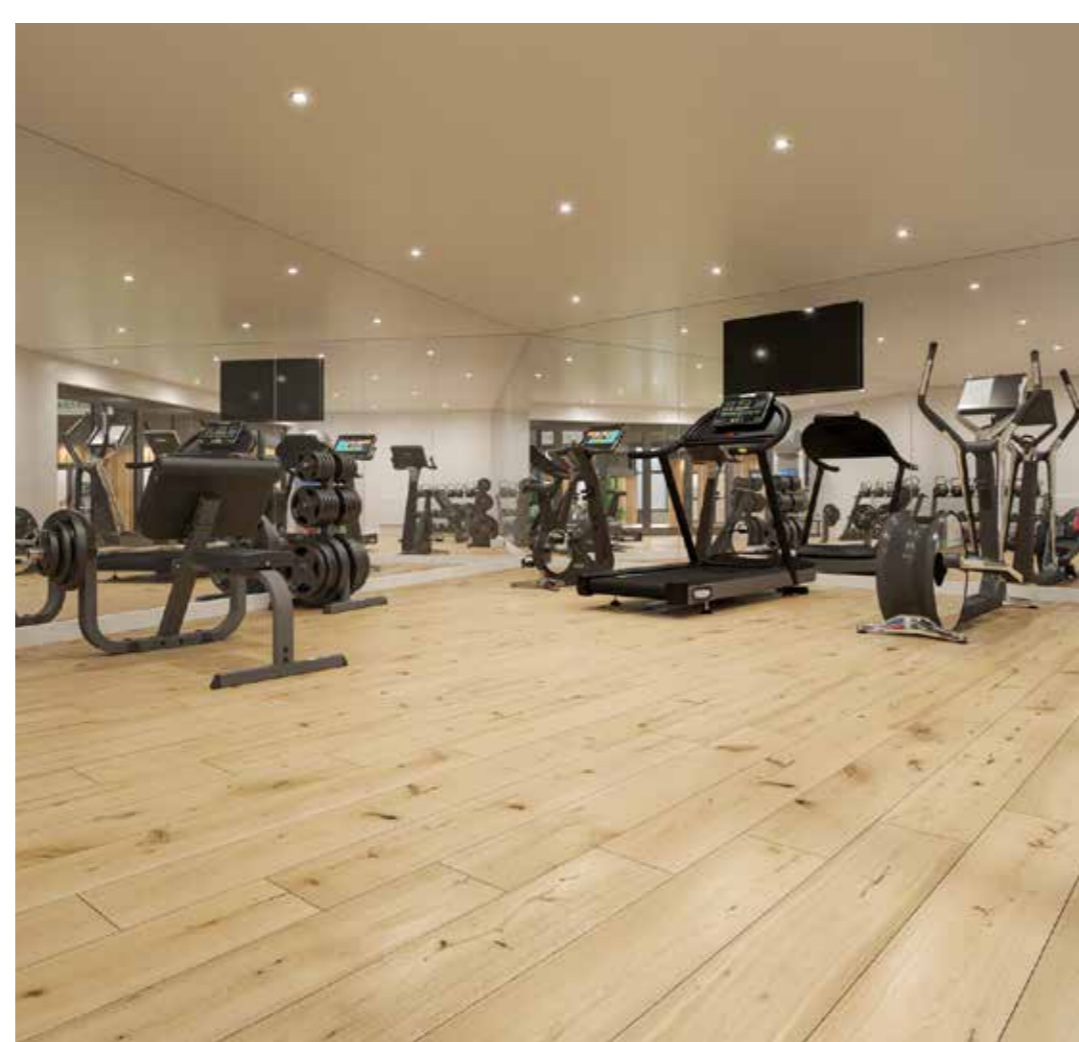
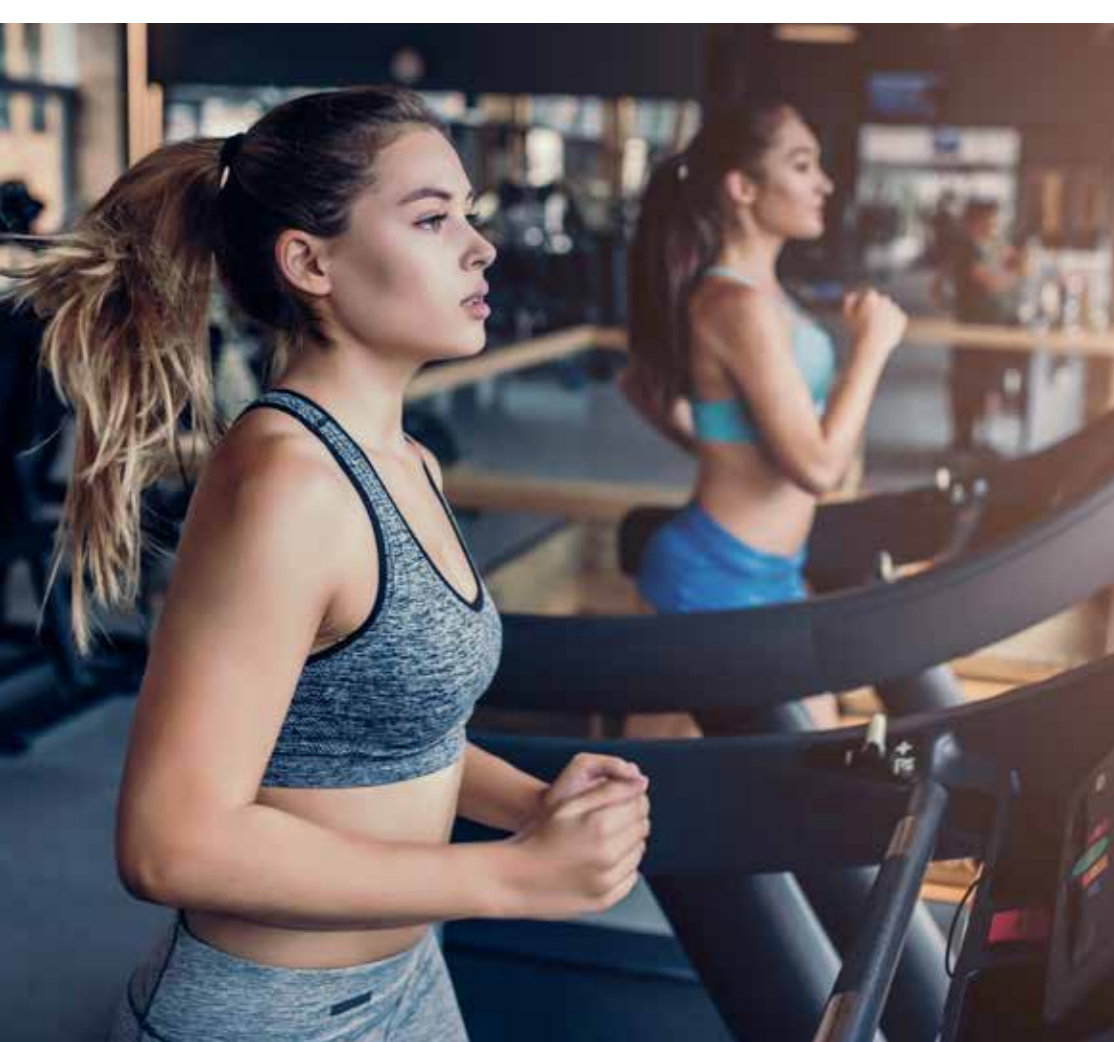


	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8	8.5	9	9.5	10
2	£17,546.55	£18,439.05	£19,034.05	£19,629.05	£20,224.05	£20,819.05	£21,414.05	£22,306.55	£22,901.55	£23,496.55	£24,091.55	£24,686.55	£25,281.55	£25,876.55	£26,769.05	£27,364.05	£27,959.05
2.5	£18,439.05	£18,736.55	£19,331.55	£19,926.55	£20,521.55	£21,711.55	£22,604.05	£23,496.55	£24,091.55	£24,984.05	£25,579.05	£26,769.05	£27,364.05	£28,256.55	£28,851.55	£29,744.05	£30,636.55
3	£19,034.05	£19,331.55	£19,629.05	£20,521.55	£21,116.55	£22,306.55	£23,496.55	£24,389.05	£25,579.05	£26,471.55	£27,364.05	£28,256.55	£29,149.05	£30,339.05	£31,231.55	£32,421.55	£33,611.55
3.5	£19,629.05	£19,926.55	£20,521.55	£21,414.05	£22,604.05	£23,794.05	£24,984.05	£26,174.05	£27,364.05	£28,554.05	£29,446.55	£30,934.05	£32,719.05	£33,611.55			
4	£20,224.05	£20,521.55	£21,116.55	£22,306.55	£23,794.05	£25,579.05	£27,066.55	£27,959.05	£29,149.05	£30,636.55	£31,826.55	£33,611.55					
4.5	£20,819.05	£21,711.55	£22,604.05	£23,794.05	£25,579.05	£27,066.55	£28,554.05	£29,803.55	£31,529.05	£33,314.05							
5	£21,414.05	£22,604.05	£23,496.55	£25,281.55	£27,066.55	£28,554.05	£30,041.55	£31,886.05	£33,611.55								

Guide prices only, please request a quote. All buildings are 2500mm external in height for permitted development. We can increase this for an additional cost. Subject to planning permission. Bigger sizes are available.

TIGER MODULAR GYM SPACE





Create the space you need to get the body you want.

Despite what Instagram would lead you to believe, a trip to the local gym isn't always glamorous. Getting changed next to sweaty strangers, queuing for equipment, and trying not to grunt too loudly while the person next to you is live-streaming doesn't exactly make for a stress-busting experience. Avoid all that and get in shape without distraction in your own personal gym.

Your private workout studio can be completely customised to you. Reinforced ceilings or walls for heavy equipment, additional wiring and fittings for mounted TV screens, temperature control and a built-in mini-fridge for your pre and post-workout snacks and shakes. Now that's worth sharing on social media – even if gym selfies aren't your usual style.



Here's just a couple of happy customers

WONDERFUL SERVICE FROM START TO FINISH...

We were looking for a garden office and had done extensive research, contacted Tiger Modular and they were by far and away the most responsive and knowledgeable.

Katie Rennie

TOP QUALITY COMPANY IN EVERY RESPECT...

Top quality company. Always prompt, efficient and cracked on with the job... but also very friendly. Top quality company in every respect.

Sarah

GYM SPACE FEATURES

COMPOSITE CLADDING (HORIZONTAL OR VERTICAL ORIENTATION)

EXTERNAL UP AND DOWN LIGHTING

MIRROR FEATURE WALL

SMART-COMPOSITE DECK STEP



150MM MODULAR INSULATED ROOF SYSTEM

CANOPY AND SPOTLIGHTS

ALUMINIUM BIFOLD DOOR SYSTEM

ARGON-FILLED TOUGHENED GLASS

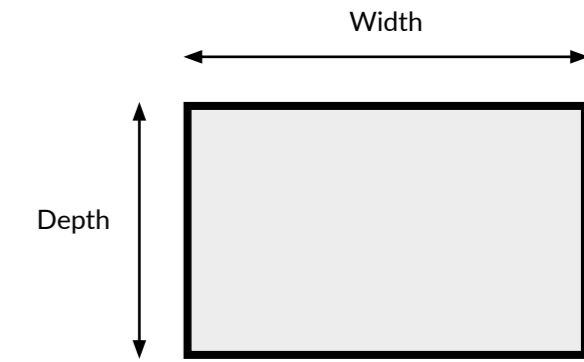
217MM-THICK WALLS (DOUBLE INSULATED)

FOUNDATIONS AND BASE INCLUDED



GYM SPACE COSTS

Built to meet your budget.
Customised to meet your needs.



	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8	8.5	9	9.5	10
2				£21,591.96	£22,246.46	£22,900.96	£23,555.46	£24,537.21	£25,191.71	£25,846.21	£26,500.71	£27,155.21	£27,809.71	£28,464.21	£29,445.96	£30,100.46	£30,754.96
2.5				£21,919.21	£22,573.71	£23,882.71	£24,864.46	£25,846.21	£26,500.71	£27,482.46	£28,136.96	£29,445.96	£30,100.46	£31,082.21	£31,736.71	£32,718.46	£33,700.21
3			£21,591.96	£22,573.71	£23,228.21	£24,537.21	£25,846.21	£26,827.96	£28,136.96	£29,118.71	£30,100.46	£31,082.21	£32,063.96	£33,372.96	£34,354.71	£35,663.71	£36,972.71
3.5				£22,573.71	£23,555.46	£24,864.46	£26,173.46	£27,482.46	£28,791.46	£30,100.46	£31,409.46	£32,391.21	£34,027.46	£35,990.96	£36,972.71		
4					£23,228.21	£24,537.21	£26,173.46	£28,136.96	£29,773.21	£30,754.96	£32,063.96	£33,700.21	£35,009.21	£36,972.71			
4.5						£24,864.46	£26,173.46	£28,136.96	£29,773.21	£31,409.46	£32,783.91	£34,681.96	£36,645.46				
5							£25,846.21	£27,809.71	£29,773.21	£31,409.46	£33,045.71	£35,074.66	£36,972.71				

Guide prices only, please request a quote. All buildings are 2500mm external in height for permitted development. We can increase this for an additional cost. Subject to planning permission. Bigger sizes are available.

TIGER MODULAR CLASSROOM SPACE

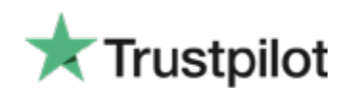




Study in style, with beautiful, bespoke classrooms.

Stylish and stimulating, our modular classrooms are the perfect solution for schools, nurseries, and training facilities that need additional classroom space. Their natural light, stunning timber finishes and custom features, like whiteboard walls, make them far more inspiring than boring brick buildings with zero character.

Our pre-fabricated classrooms can be erected in days without any fuss, mess, or stress, so you won't have to suffer through months of disruption. And because we manufacture offsite, you don't have to worry about unforeseen setbacks or unexpected costs, so you can budget for your new space with confidence.



Here's just a couple of happy customers

FIVE STARS ALL ROUND...

5 stars all round. Superb service from start to finish. They are a thoroughly professional team from sales to delivery. We are so impressed with our new gym that wows anyone who sees it.

Shilpi

SUPERB GARDEN OFFICE.

The garden office is of a high quality in design, build and materials and the end product looks fantastic. The aftercare documentation is clear and helpful.

Claire Harriss

CLASSROOM SPACE FEATURES



CANOPY AND SPOTLIGHTS

CHOICE OF CLADDING (CEDAR/THERMOWOOD/
LARCH OR COMPOSITE)

MAINTENANCE-FREE STEEL CLADDING

217MM-THICK WALLS
(DOUBLE INSULATED)

FOUNDATIONS AND
BASE INCLUDED

FULL DESIGN AND PLANNING
PERMISSION SERVICES

150MM MODULAR INSULATED
ROOF SYSTEM

EMERGENCY LIGHTING AND FIRE ALARMS

ALUMINIUM FRENCH DOOR SYSTEM

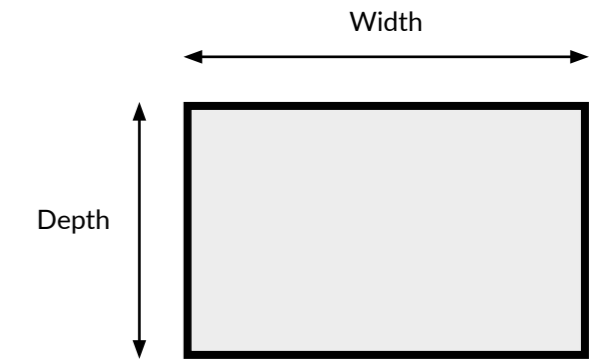
OPENING ALUMINIUM WINDOW SYSTEMS

EASY-CLEAN LAMINATE OR VINYL FLOORS
INTERNALLY



CLASSROOM SPACE COSTS

Built to meet your budget.
Customised to meet your needs.



	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8	8.5	9	9.5	10
2																	
2.5																	
3			£23,554.86	£24,625.86	£25,339.86	£26,767.86	£28,195.86	£29,266.86	£30,694.86	£31,765.86	£32,836.86	£33,907.86	£34,978.86	£36,406.86	£37,477.86	£38,905.86	£40,333.86
3.5			£24,625.86	£25,696.86	£27,124.86	£28,552.86	£29,980.86	£31,408.86	£32,836.86	£34,264.86	£35,335.86	£37,120.86	£39,262.86	£40,333.86			
4			£25,339.86	£26,767.86	£28,552.86	£30,694.86	£32,479.86	£33,550.86	£34,978.86	£36,763.86	£38,191.86	£40,333.86					
4.5			£27,124.86	£28,552.86	£30,694.86	£32,479.86	£34,264.86	£35,764.26	£37,834.86	£39,976.86							
5			£28,195.86	£30,337.86	£32,479.86	£34,264.86	£36,049.86	£38,263.26	£40,333.86								

Guide prices only, please request a quote. All buildings are 2500mm external in height for permitted development. We can increase this for an additional cost. Subject to planning permission. Bigger sizes are available.

TIGER MODULAR CUSTOM SPACE

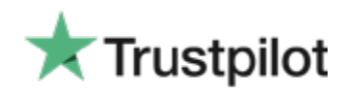




A space for every need – how will you use yours?

Need something a little unique for your home or business? A family room, cinema room, playroom or perhaps an outdoor kitchen. A study, studio, spa or bar. A meeting room, staff room or training facility. A tearoom, gift shop or pop-up store. Whatever you need extra space for, a My Custom is perfect for those needing something a little different.

With a custom modular space, you won't have to endure the months of disruption you get with a traditional builder – your second space will be installed in a matter of days. No weather delays or unexpected costs – just the space you want, designed to your tastes and built to last. Your shape. Your size. Your vision.



Here's just a couple of happy customers

FANTASTIC COMPANY TO WORK WITH...

What a fantastic company to work with for our garden office/gym. Tiger Modular are nothing but professional from start to finish. The quality of our build is unbelievable with long guarantees.

John / June Whitehead

GREAT, FROM START TO FINISH...

From start to finish, I enjoyed the process. From the initial dialogue, through to the site visit and, finally, the build, I don't have anything but positives to say about Tim, Stuart and the team.

Alex Chatterton



CUSTOM SPACE FEATURES



150MM MODULAR INSULATED ROOF SYSTEM

ADD CANOPIES OR STORAGE AREAS

CHOICE OF CLADDING (CEDAR/THERMOWOOD/LARCH OR COMPOSITE)

INTEGRATE SMART TECH OR HOT-TUBS

SMART-COMPOSITE DECKING PLATFORMS

ANY DESIGN, SHAPE OR SIZE

PERMITTED DEVELOPMENT OR PLANNING PERMISSION TAKEN CARE OF

CANOPY AND SPOTLIGHTS

WIDE RANGE OF ALUMINIUM DOOR SYSTEMS

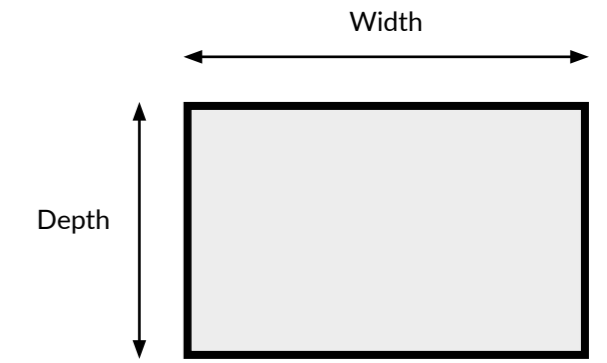
217MM-THICK WALLS (DOUBLE INSULATED)

FOUNDATIONS AND BASE INCLUDED



CUSTOM SPACE COSTS

Built to meet your budget.
Customised to meet your needs.

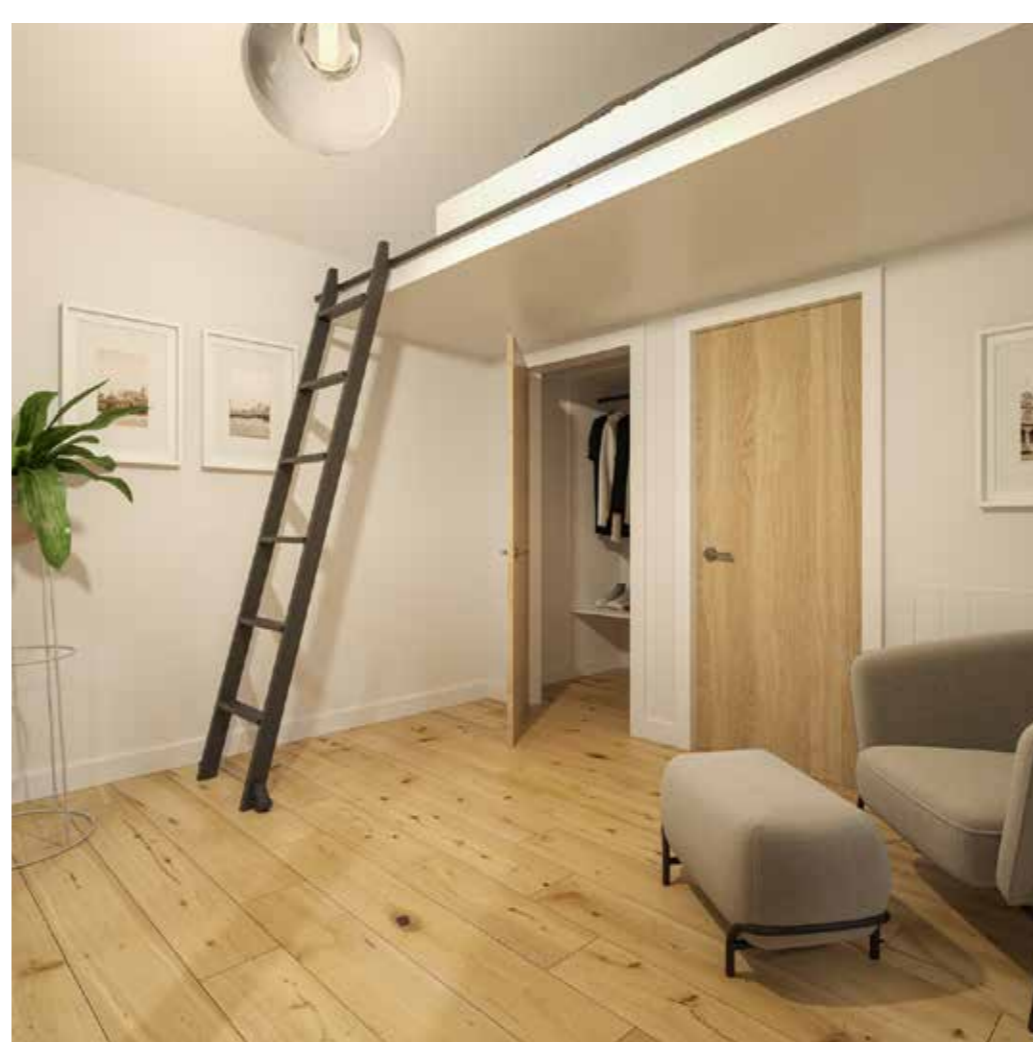


	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8	8.5	9	9.5	10
2																	
2.5																	
3			£22,573.41	£23,599.78	£24,284.03	£25,652.53	£27,021.03	£28,047.41	£29,415.91	£30,442.28	£31,468.66	£32,495.03	£33,521.41	£34,889.91	£35,916.28	£37,284.78	£38,653.28
3.5			£23,599.78	£24,626.16	£25,994.66	£27,363.16	£28,731.66	£30,100.16	£31,468.66	£32,837.16	£33,863.53	£35,574.16	£37,626.91	£38,653.28			
4			£24,284.03	£25,652.53	£27,363.16	£29,415.91	£31,126.53	£32,152.91	£33,521.41	£35,232.03	£36,600.53	£38,653.28					
4.5			£25,994.66	£27,363.16	£29,415.91	£31,126.53	£32,837.16	£34,274.08	£36,258.41	£38,311.16							
5			£27,021.03	£29,073.78	£31,126.53	£32,837.16	£34,547.78	£36,668.96	£38,653.28								

Guide prices only, please request a quote. All buildings are 2500mm external in height for permitted development. We can increase this for an additional cost. Subject to planning permission. Bigger sizes are available.

TIGER MODULAR ANNEXE SPACE

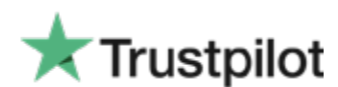




Professional construction with minimum disruption.

Need a little extra space? Somewhere for the in-laws to sleep when they visit, or a space for your children when they're back from university? Maybe you want to create some 5-star Airbnb accommodation or add some fancy new lodges to your existing holiday retreat.

My Annexe allows you to create luxurious accommodation with minimal disruption and fuss. Want a fully integrated kitchen or designer bathroom? No problem. Our design team will turn your ideas into reality and have your new annexe ready for guests in no time.



Here's just a couple of happy customers

GREAT, GENUINE COMPANY

Did a lot of research before going ahead with Stuart and the Tiger Modular team. Extremely competitive on price and very efficient in terms of time. The team was very quick and it was completed in 5 days during Covid.

Riccardo Marcantonio

INCREDIBLY EASY AND EFFICIENT...

Absolutely love my garden studio. The garden room is perfect for what I want and is my little haven to craft and get arty in. The whole process with Tiger Modular was incredibly easy and efficient.

Nicola Robson

ANNEXE SPACE FEATURES

PITCHED OR FLAT ROOF DESIGNS

SMART HEATING SYSTEMS

CHOICE OF CLADDING (STEEL/ CEDAR/
THERMOWOOD/ LARCH OR COMPOSITE)

PAINTED "CHUNKY" FASCIA DETAILS

COMPOSITE DECKING PLATFORMS



ANY DESIGN, SHAPE OR SIZE

PERMITTED DEVELOPMENT OR PLANNING
PERMISSION TAKEN CARE OF

FEATURE CANOPY AND SPOTLIGHTS

WIDE RANGE OF ALUMINIUM DOOR
AND APEX SYSTEMS

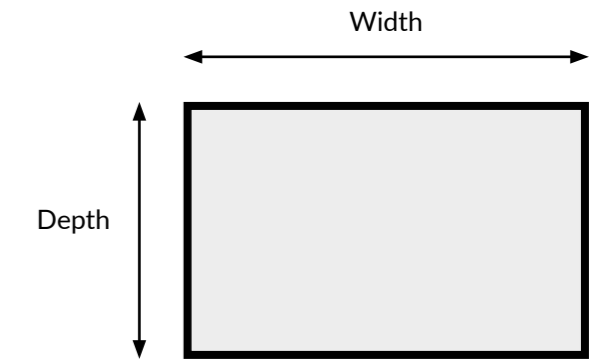
KITCHENS, BATHROOMS & BEDROOMS

FOUNDATIONS AND BASE INCLUDED



ANNEXE SPACE COSTS

Built to meet your budget.
Customised to meet your needs.



	2	2.5	3	3.5	4	4.5	5	5.5	6	6.5	7	7.5	8	8.5	9	9.5	10
2																	
2.5																	
3					£45,295.00	£47,847.55	£50,400.10	£52,314.51	£54,867.06	£56,781.47	£58,695.89	£60,610.30	£62,524.71	£65,077.26	£66,991.67	£69,544.22	£72,096.77
3.5					£48,485.69	£51,038.24	£53,590.79	£56,143.34	£58,695.89	£61,248.44	£63,162.85	£66,353.54	£70,182.36	£72,096.77			
4					£51,038.24	£54,867.06	£58,057.75	£59,972.16	£62,524.71	£65,715.40	£68,267.95	£72,096.77					
4.5					£54,867.06	£58,057.75	£61,248.44	£63,928.61	£67,629.81	£71,458.64							
5					£58,057.75	£61,248.44	£64,439.12	£68,395.58	£72,096.77								

Guide prices only, please request a quote. All buildings are 2500mm external in height for permitted development. We can increase this for an additional cost. Subject to planning permission. Bigger sizes are available.

BUILDING FEATURES



DOOR SYSTEMS

Keeping your new space safe and secure.



10-year guarantees on all door systems.

Every aspect of a My Modular space can be customised, and that goes for the doors too. Choose from bi-fold, sliding, single, corner or French – all made using premium grade aluminium for a smooth, open and close.

Choose your size, colour, finish and accessories to create a look you love. And feel completely confident your space is safe and secure with British standard locks and a 10-year guarantee on all door systems.

WINDOW SYSTEMS

Thermally efficient, structurally compliant and visually stunning.



Customisable and built to last.

We've partnered with leading UK window manufacturers to offer you fully customisable window systems. Thermally efficient, fully secure, and quality assured, with guarantees of up to 20 years.

Customise your frames inside and out to complement your modular's exterior and interior design. Choose from various sizes, styles, frames, finishes and accessories to create the perfect look for your new space.

CLADDING SYSTEMS

V-grooved cladding is the most popular choice of profile, both on small and large-scale projects. When the easy-fit tongue and grooves butt together they make a neat 'V' shape that creates a faint yet effective shadow line. It's a clean, uniform and contemporary profile.



KEY FEATURES



RED WESTERN CEDAR

18 x 94mm (86mm Cover)
 #2 Clears + Better (inc 15% #4's) grade
 Varying between red, pink & brown colours
 Internal & external
 Vertical & horizontal
 <20% moisture content

Naturally attractive & durable
 Neat shadow line created by V-groove
 Excellent working properties
 Stainless steel fixings to be used
 Owatrol Textrol HES recommended finish



SIBERIAN LARCH

8 x 94mm (86mm Cover)
 Unsorted (A) grade
 Pale yellow colour
 Internal & external
 Vertical & horizontal

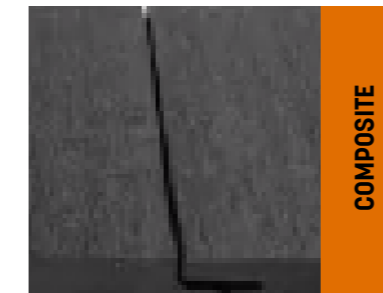
<20% moisture content
 Naturally attractive & durable
 Neat shadow line created by V-groove
 Stainless steel fixings to be used
 Owatrol Textrol HES recommended finish



THERMOWOOD

18 x 94mm (86mm Cover)
 A / B grade
 Rich brown colour
 Internal & external
 Vertical & horizontal

5-8% moisture content
 Naturally attractive & durable
 Neat shadow line created by V-groove
 Stainless steel fixings to be used
 Owatrol Textrol HES recommended finish



COMPOSITE

UV Stable
 Scratch and stain resistant
 No warping or splitting
 Natural look
 Easy-to-install hidden fixing system

Low Maintenance
 Available in Long Lengths.
 95% Recycled Product
 25-year warranty

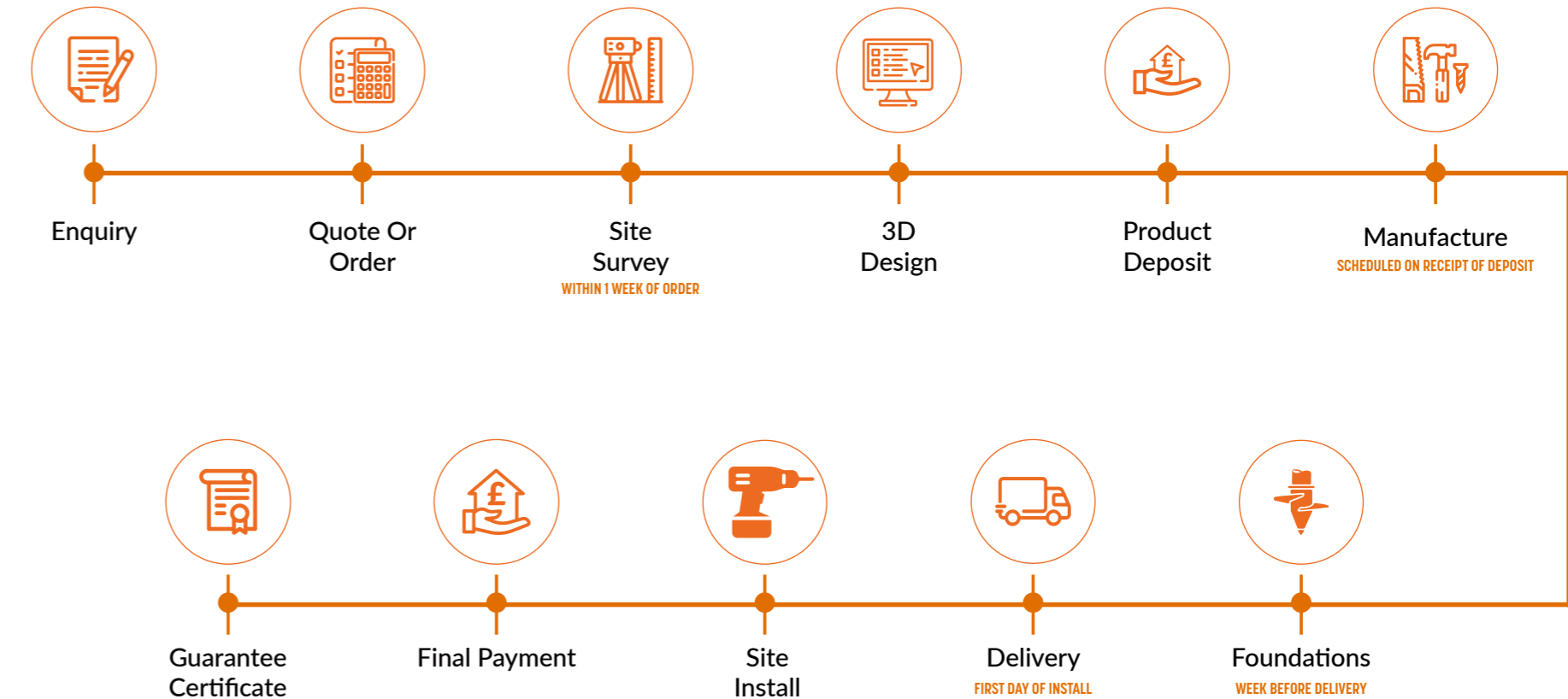
OUR APPROACH

All our projects start with an in-depth design consultation to ensure your new space meets your exact needs. Our 3D design process enables you to visualise exactly how your modular build will look before we manufacture it.

We then pre-fabricate your structure in our UK workshop using smart technology and modular construction methods. Because we manufacture off-site, the on-site build time is minimal, meaning less disruption for you.



CREATING YOUR SPACE





Scan for all our links



Tiger Modular Limited
Calverley Lane,
Rodley,
Leeds LS13 1NP

0113 254 9318
sales@tigermodular.com

TIGERMODULAR.COM

