DESIGN SPEC

Door & Window Placements

Interior Walls / Ceiling / Floor

Exterior Cladding

STANDARD FITTINGS

All containers come
with following as standard:

- 6 Double Plug Wall Sockets
- 6 Led Ceiling Down Lights (Warm White)
- 6 Meter Back Wall LED Downlight Strip
- 2 Outside LED Up/Down Lights
- 1 Triple Dimmer Light Switch by Entrance
- 1 64A Capacity Consumer Unit

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POSITIONING YOUR CONTAINER

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Do shipping container conversions need to sit on a concrete base?

Not always. A concrete slab can be used, but it is not the only option and is often not the best option. Common and recommended base options:

1. **Concrete pads or piers (most popular)**
   Pads (one under each corner + sometimes mid-points) keep the container raised.
   Allows air flow underneath → reduces damp.
   Less cost than a full slab.

2. **Concrete slab**
   Strong and level, but can trap moisture if the container sits flat on it.
   Best if you plan to bolt the container down or want a permanent foundation.

3. **Railway sleepers / timber beams**
   Fast, cheap, creates ventilation.
   Good for temporary or semi-permanent setups.

4. **Compacted gravel bed**
   Affordable, well-draining.
   Works best if the container is also raised on blocks/pads (see #1).

General rule of thumb
Containers should never sit directly on the ground.
You want them level, supported, and with airflow underneath to prevent corrosion and damp.

Worst Places to Position a Shipping Container Office

1. Directly on soft or uneven ground
When a container sits on unstable ground, it quickly becomes misaligned, leading to:
Sticking doors and windows / Distortion of the steel frame
Ongoing structural strain / Water collecting inside
Long-term foundation problems

2. In a low-lying or boggy area (poor drainage)
Avoid any location where water naturally settles.
Poor drainage is one of the main causes of damp, rot and corrosion.
Problems include:
Persistent water beneath the container / Moisture rising into the floor
Faster rusting of the underside / Difficulties installing effective insulation

3. Tight against walls, fences or buildings
Leave at least 300–600 mm (1–2 ft) of clearance.
Adequate airflow is essential. Positioning a container too close to structures causes:
Trapped moisture / Severe condensation
Corrosion of paint and steel / Pests nesting in hidden gaps

4. Completely enclosed by vegetation or under overhanging trees
Although shaded areas seem appealing, they create:
Continuous damp with little drying / Corrosive debris buildup
Falling-branch hazards / Increased mould and mildew risk

5. On a flat concrete slab with no ventilation underneath
Direct contact with a slab traps moisture, resulting in:
Condensation under the floor / Rusting and sweating steel
Damp rising into the office / Poor air circulation

6. Facing full sun all day with no shade
Constant direct sun makes container offices extremely hot, causing:
Excessive interior heat / Challenging temperature control
Higher cooling costs / Warping of interior finishes

7. Too close to boundaries (planning issues)
Poor placement can lead to:
Planning permission disputes / Violations of setback regulations
Complaints from neighbours

8. Directly under overhead power lines
Risks include: Insufficient safety clearance
Possible electrical interference
Hazards when using ladders or tools

Summary

The worst locations are low-lying, poorly drained spots, areas lacking airflow, flat slabs without ventilation, positions exposed to extreme sun or wind, spaces crowded by vegetation, or locations with planning or safety concerns.

These are basic guidance notes only - Every location is different - Please do your own research about your specific location

DESIGN & SPEC SIGN OFF

Please complete and return prior to Build

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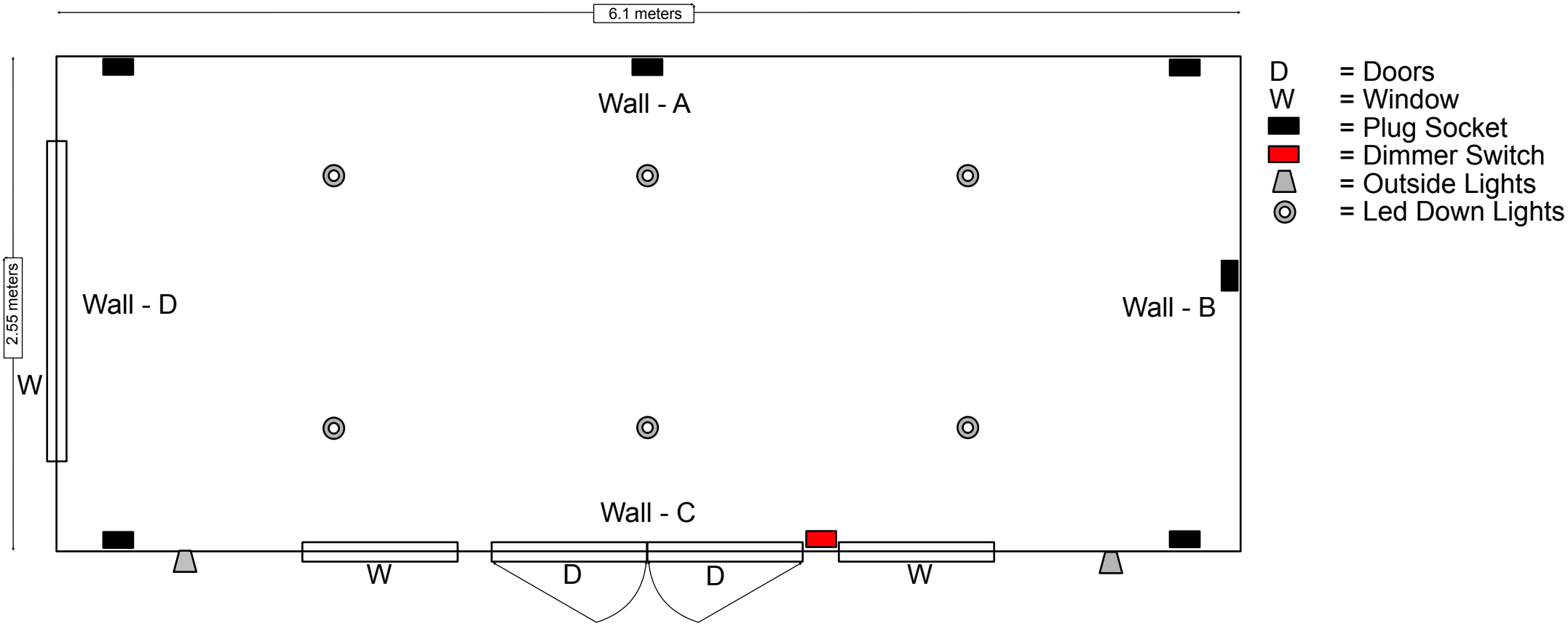
Full Name :	
Contact Details :	

Container Price :	£
Delivery Cost :	£ Customer to arrange directly
Total :	£

Measurements:
External: 6.10m(L) – 2.55m(W) – 2.65m(H)
Internal: 5.75m(L) – 2.22m(W) – 2.30m(H)

IMPORTANT

It is the purchases responsibility to check all information on this document is correct.
After construction, interior/exterior or window/door positions cannot be changed
Container price does NOT include delivery. You can arrange directly with Haulage Company



SIGNED: _____ **PRINT NAME:** _____

DATE: _____ **COMPANY:** _____

EXTERNAL & INTERNAL FINISH

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INTERNAL WALL COLOUR/FINISH - WALL - A	NATURAL PLY - SEALED / WITH BLACK INSET PANEL GAPS
WALL - B	JASMINE WHITE
WALL - C	JASMINE WHITE
WALL - D	JASMINE WHITE
INTERNAL CEILING COLOUR/FINISH	WHITE - 6 LED DOWN LIGHTS 6meter LED Strip Light along WALL A
INTERNAL WINDOW FRAME COLOUR FINISH	MATT BLACK
EXTERNAL WINDOW FRAME COLOUR FINISH	MATT BLACK
LAMINATE FLOOR FINISH	MANSION 8mm / Berkshire Oak - Light Grey
EXTERNAL CONTAINER FINISH	MATT BLACK CONTAINER WITH 50mm VERTICAL WOOD CLADDING (25mm GAPS)
OTHER	

SIGNED: _____ **PRINT NAME:** _____

DATE: _____ **COMPANY:** _____

INTERIOR PAINT OPTIONS

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PAINT COLOURS:	✓ Tick Box Of Choice Below		
	☐ GOOSE GREY		☐ SAGE GREEN
	☐ PASTEL BLUE		✓ WHITE
	☐ ANTHRACITE GREY		✓ BLACK
	✓ DULUX JASMINE WHITE		☐
Jasmine White™	☐		☐

NOTES / SPECIAL REQUESTS

ELEVATIONS & PLAN

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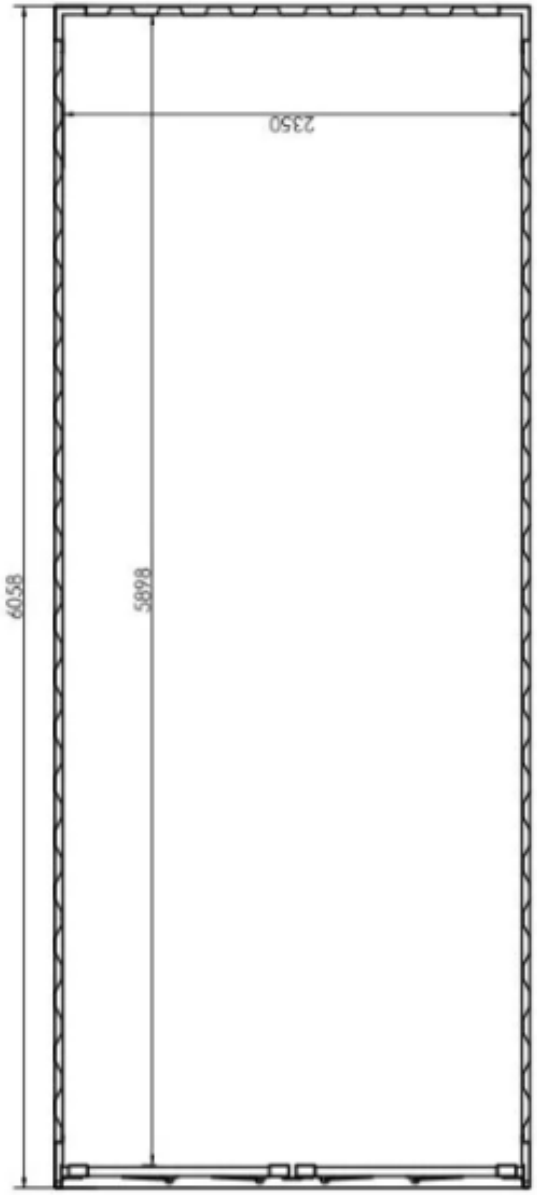
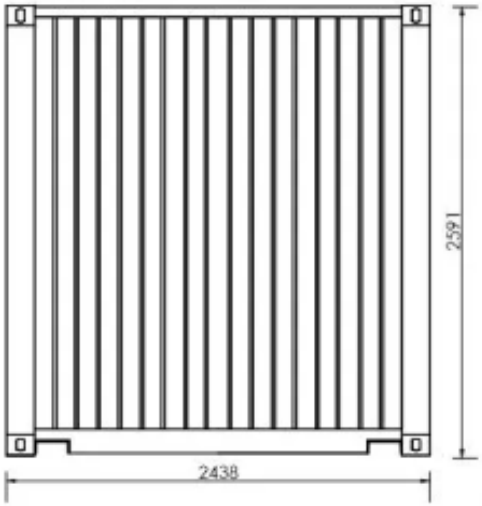
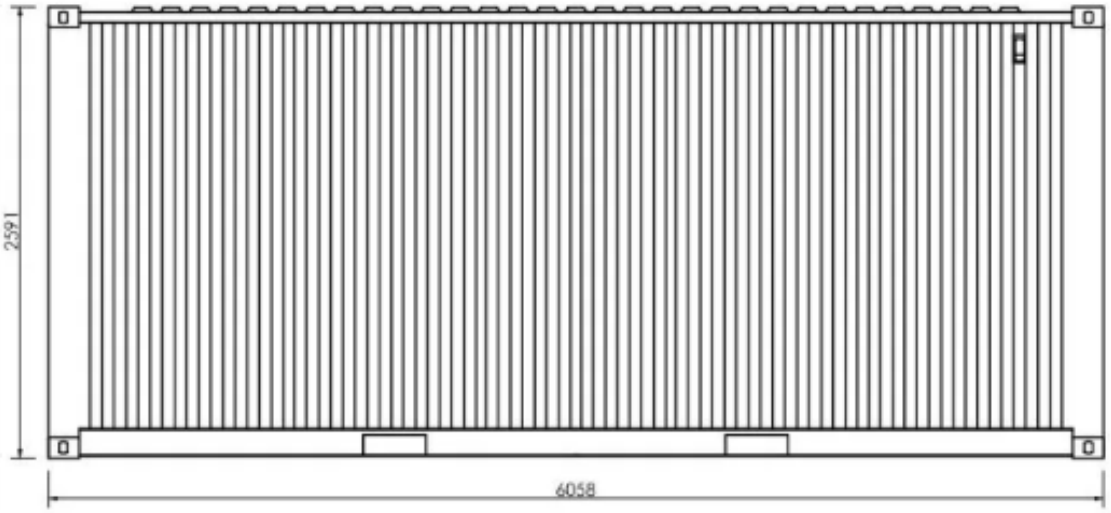
20ft Shipping Container - Plan



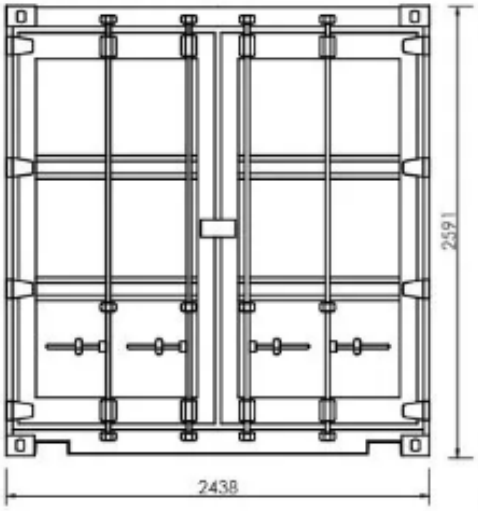
20ft Shipping Container - Front Elevation



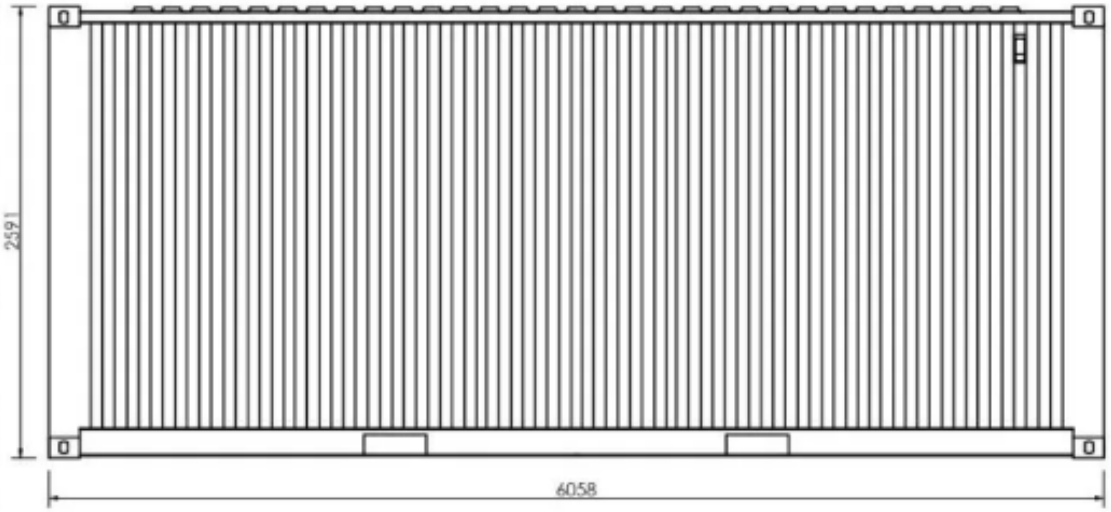
20ft Shipping Container - Side Elevation



20ft Shipping Container - Door Elevation



20ft Shipping Container - Side Elevation



INTERIOR SWITCH/SOCKET OPTIONS

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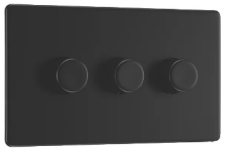
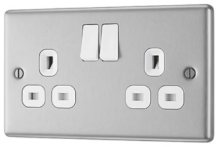
SOCKETS / SWITCHES: ✓ Tick Box Of Choice Below (Choices are based on stock being available)

MATT BLACK		✓		✓	BRUSHED STAINLESS STEEL (Black)		
BLACK NICKEL					POLISHED CHROME		
ANTIQUE BRASS					BRUSHED STAINLESS STEEL (White)		
WHITE PLASTIC					POLISHED CHROME		

NOTES / SPECIAL REQUESTS

INTERIOR FLOOR OPTIONS

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LAMINATE FLOOR OPTIONS: ✓ Tick Box Of Choice Below (Choices are based on stock being available)

BERKSHIRE OAK

ESSEX OAK

WILTSHIRE OAK

SUFFOLK OAK

SURREY OAK

DEVON OAK

INTERIOR FLOOR OPTIONS

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VINYL FLOOR OPTIONS: ✓ Tick Box Of Choice Below (Choices are based on stock being available)

STAR - DORSET

STAR - AGED OAK

STAR - PRIME OAK

STAR - ATLAS

STAR - LARA

521	599	500	592	534
583	525	518	577	597
528	566	570	556	

PLAIN COLOUR - Select Number Above: _____

ADDITIONAL ITEMS ON STANDARD SPEC

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STANDARD SPEC INCLUDES FOLLOWING:

- 6 Double Plug Wall Sockets
- 6 Led Ceiling Down Lights (Warm White)
- 6 Meter Back Wall LED Downlight Strip
- 2 Outside LED Up/Down Lights
- 1 Triple Dimmer Light Switch by Entrance
- 1 64A Capacity Consumer Unit
- 1 Set Double Patio Doors – With Glass (up to 1.75 x 0.6m each)
- 3 Windows – with 1 opening section (up to 1.75 x 0.6m each)

Total Glass = 5.25 Sq/Meters

COST OF ADDITIONAL ITEMS IF ADDED TO STANDARD SPEC DESIGN

EXTRA SET DOUBLE DOORS	£1750	Each unit
EXTRA PLUG SOCKETS	£250	Each unit
EXTRA OUTSIDE LIGHTS	£150	Each unit
EXTRA WINDOWS	£385	P/SQM Glass

EXTRA SINGLE DOOR	£675	Each unit
EXTRA DOWN LIGHTS (IN)	£150	Each unit
EXTRA LIGHT SWITCHES	£275	Each unit
EXTRA WINDOW OPENINGS	£265	Each unit

NOTES / SPECIAL REQUESTS