

DESIGN SPEC

Door & Window Placements

Interior Walls / Ceiling / Floor

Sockets, Lights & Switches

Exterior Cladding

Additional Items

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

POSITIONING YOUR CONTAINER

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

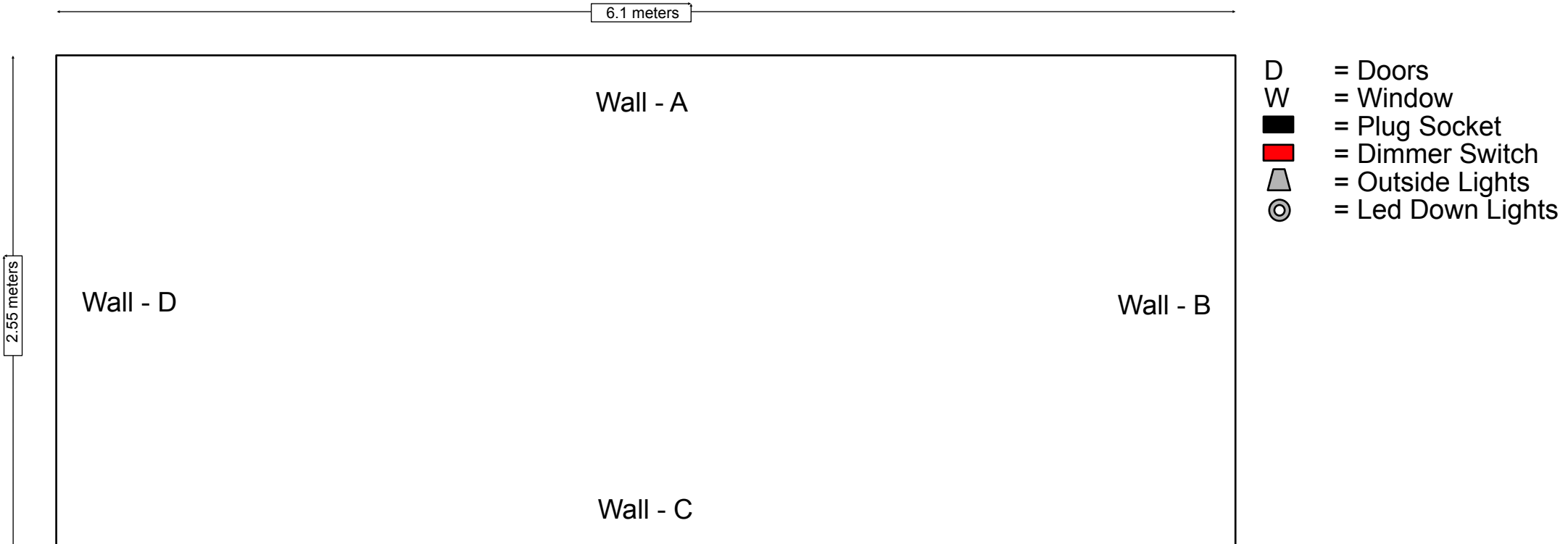
Summary

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.

DESIGN & SPEC – Design Your Own

Please complete and return prior to Build

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 purchaser's 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

INTERNAL WALL COLOUR/FINISH - WALL - A	
WALL - B	
WALL - C	
WALL - D	
INTERNAL CEILING COLOUR/FINISH	
INTERNAL WINDOW FRAME COLOUR FINISH	
EXTERNAL WINDOW FRAME COLOUR FINISH	
LAMINATE FLOOR FINISH	
EXTERNAL CONTAINER FINISH	
OTHER	
Current Wall / Ceiling Colour options: WHITE / BLACK / NATURAL	

SIGNED: _____

PRINT NAME: _____

DATE: _____

COMPANY: _____

INTERIOR PAINT OPTIONS

PAINT COLOURS:



Tick Box Of Choice Below

☐

GOOSE
GREY

☐

SAGE
GREEN

☐

PASTEL
BLUE

☐

WHITE

☐

ANTHRACITE
GREY

☐

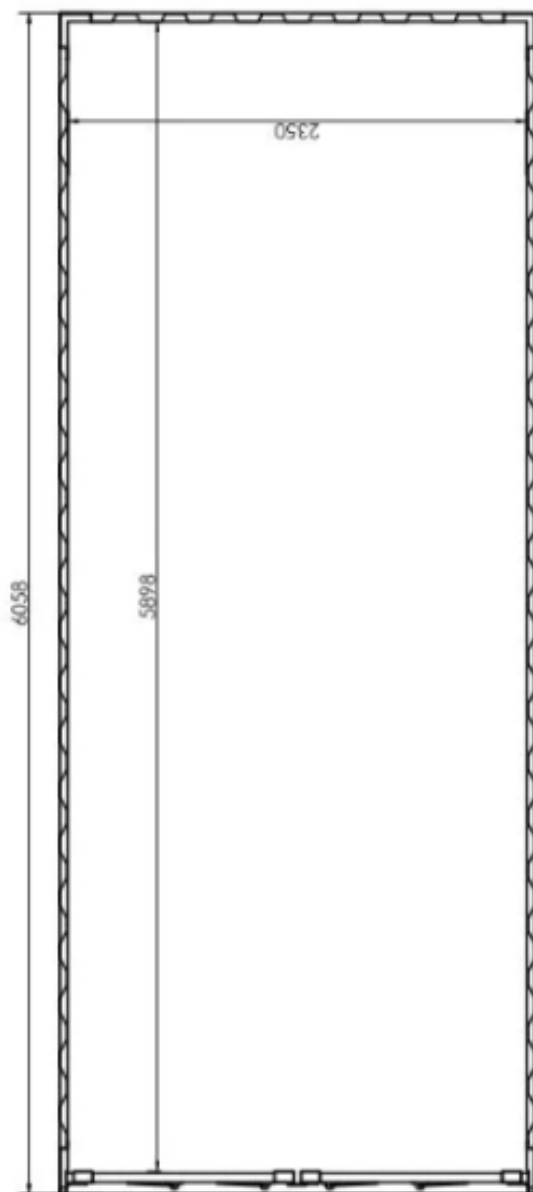
BLACK

☐
☐
☐
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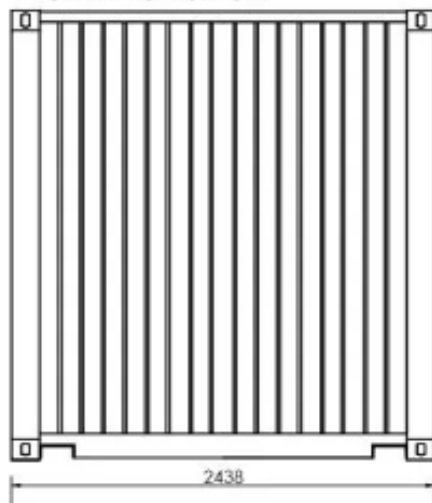
NOTES / SPECIAL REQUESTS

ELEVATIONS & PLAN

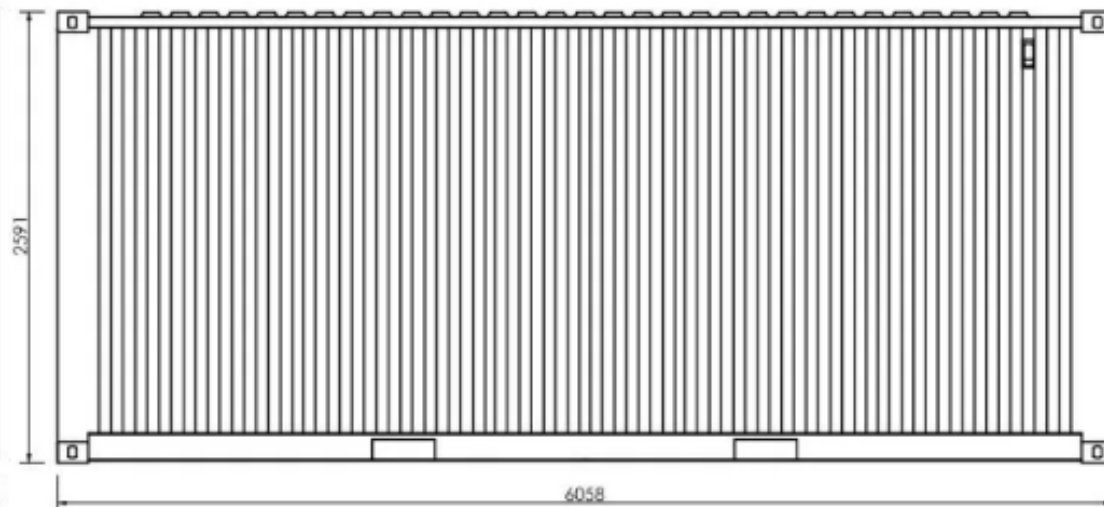
20ft Shipping Container - Plan



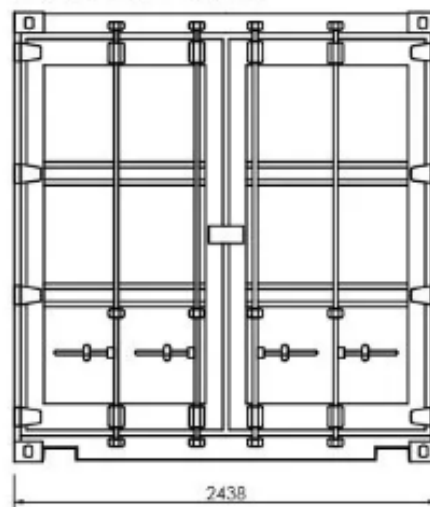
20ft Shipping Container - Front Elevation



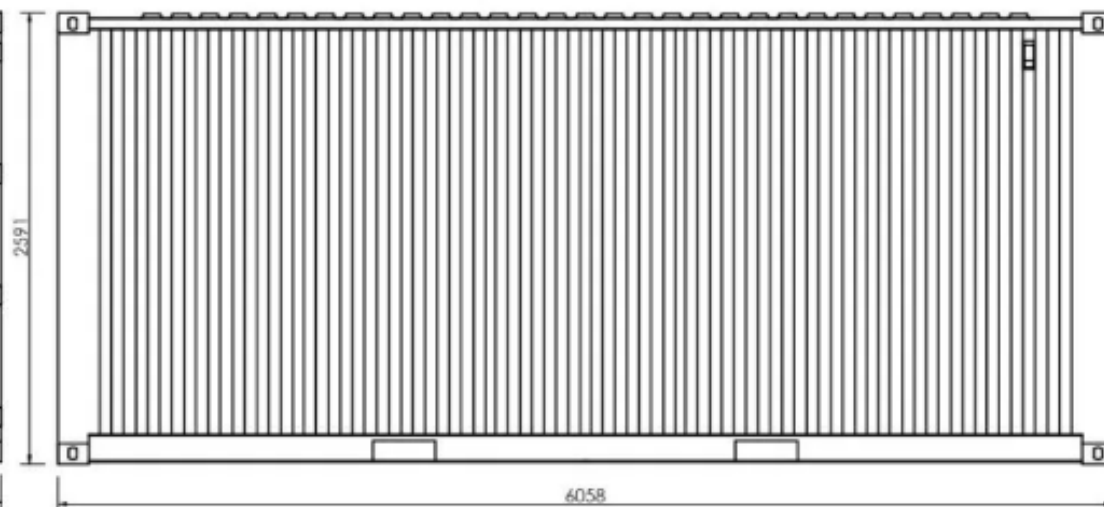
20ft Shipping Container - Side Elevation



20ft Shipping Container - Door Elevation



20ft Shipping Container - Side Elevation



INTERIOR SWITCH/SOCKET OPTIONS

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

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

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

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 SINGLE DOOR	£675	Each unit
EXTRA PLUG SOCKETS	£250	Each unit	EXTRA DOWN LIGHTS (IN)	£150	Each unit
EXTRA OUTSIDE LIGHTS	£150	Each unit	EXTRA LIGHT SWITCHES	£275	Each unit
EXTRA WINDOWS	£385	P/SQM Glass	EXTRA WINDOW OPENINGS	£265	Each unit

NOTES / SPECIAL REQUESTS