

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)
- 2 Outside LED Up/Down Lights
- 1 Double 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:

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

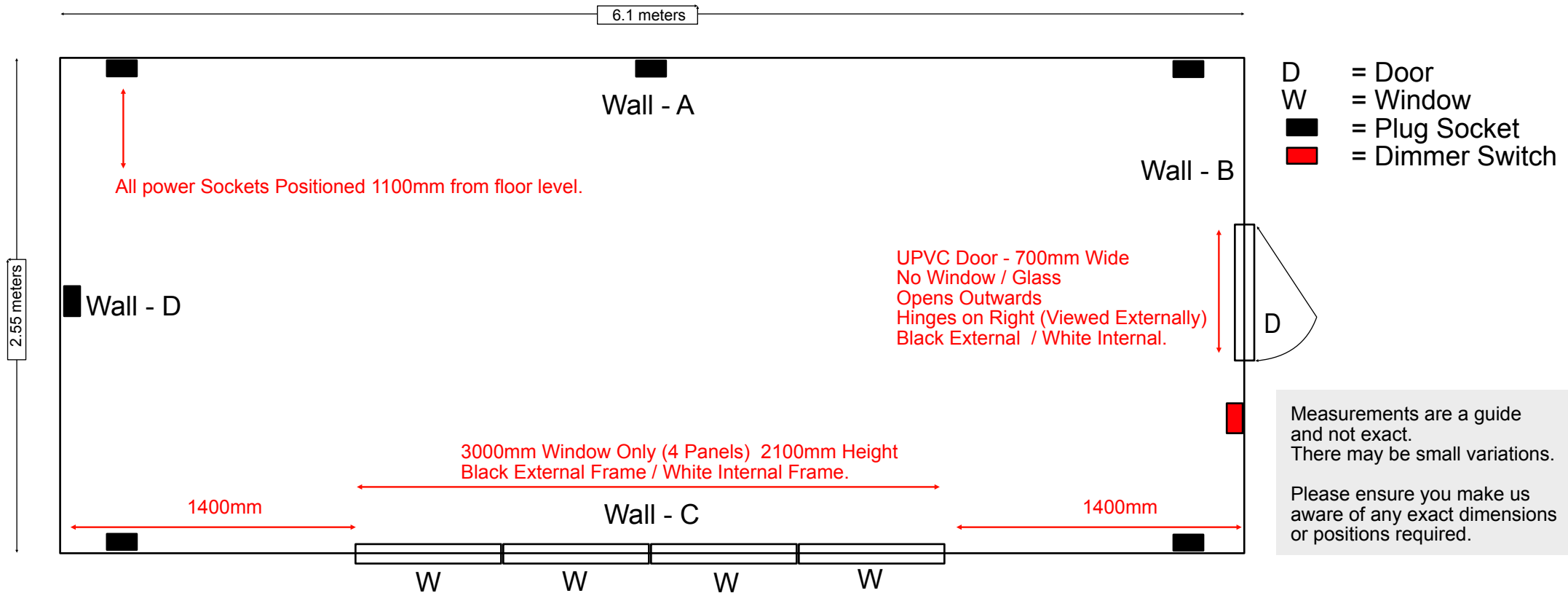
Summary

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 SIGN OFF

Please complete and return prior to Build

Full Name : Contact Details : 	Container Price :
	Delivery Cost :
	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

INTERNAL WALL COLOUR/FINISH - WALL - A	NATURAL PLY - SEALED (no Panel gaps)
WALL - B	WHITE PAINTED WALL
WALL - C	WHITE PAINTED WALL
WALL - D	WHITE PAINTED WALL
INTERNAL CEILING COLOUR/FINISH	WHITE - 6 LED DOWN LIGHTS
INTERNAL WINDOW / DOOR FRAME COLOUR FINISH	WHITE - UPVC
EXTERNAL WINDOW / DOOR FRAME COLOUR FINISH	BLACK - UPVC
LAMINATE FLOOR FINISH	MANSION 8mm / Berkshire Oak - Light Grey
EXTERNAL CONTAINER FINISH	MATT BLACK CONTAINER WITH 50mm VERTICAL WOOD CLADDING (25mm GAPS)
STANDARD WHITE DOUBLE PLUG SOCKETS	6 Positioned approximately 1100mm from ground level.
STANDARD WHITE DOUBLE DIMMER SWITCH	1 Positioned internally to left of entrance (viewed externally)
WHITE MDF SKIRTING (95MM)	
OTHER	

SIGNED: _____

PRINT NAME: _____

DATE: _____

COMPANY: _____