



**mökki** LTD

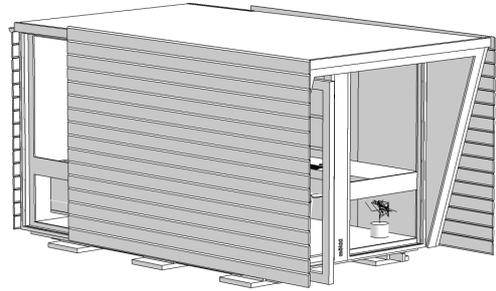
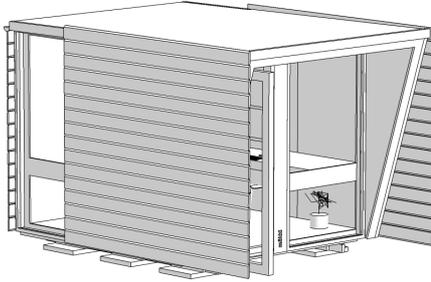
INFO AND PRICE LIST  
APRIL 2021



# mökki models overview

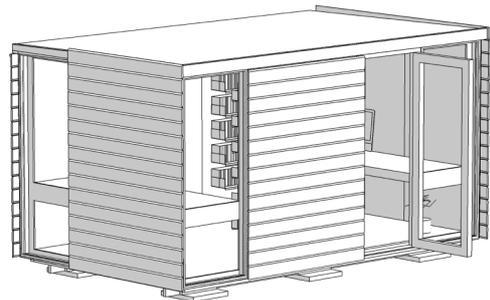
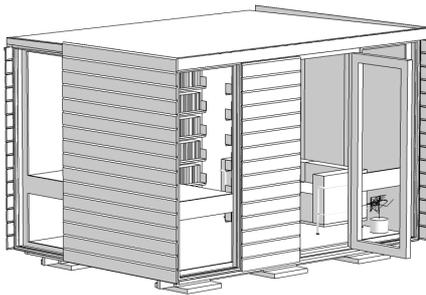
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## mökki shelter



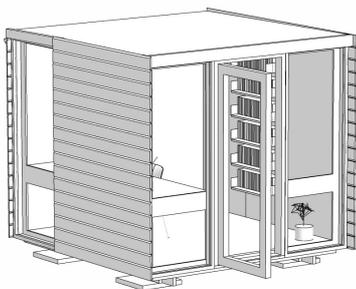
- Suited to narrower spaces with the short side facing the garden or in exposed locations where the canopy provides some additional shelter.
- 12 different layouts available.

## mökki quad



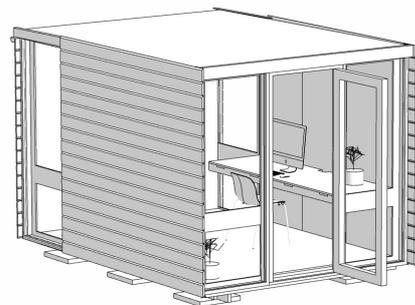
- Suited to wider spaces with the long side facing the garden and the back pushed against a boundary.
- 12 different layouts available.

## mökki cube



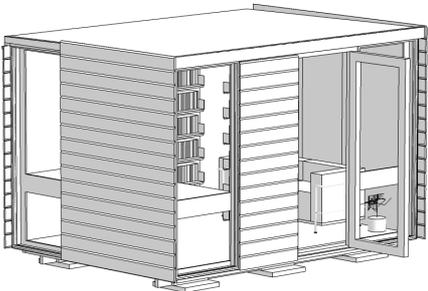
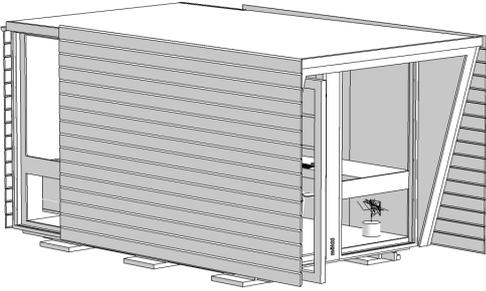
- Our smallest Mökki
- Can fit in a space measuring 4 x 4m
- 3 different layouts available

## mökki tube

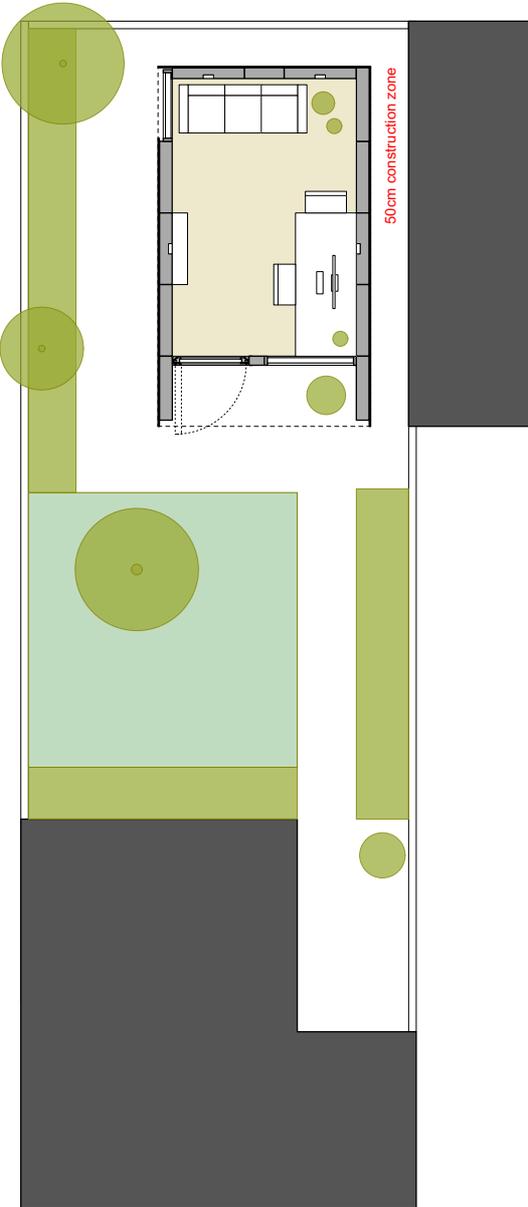


- An elongated version of the Cube
- Can fit in a space 4m wide
- 3 different layouts available

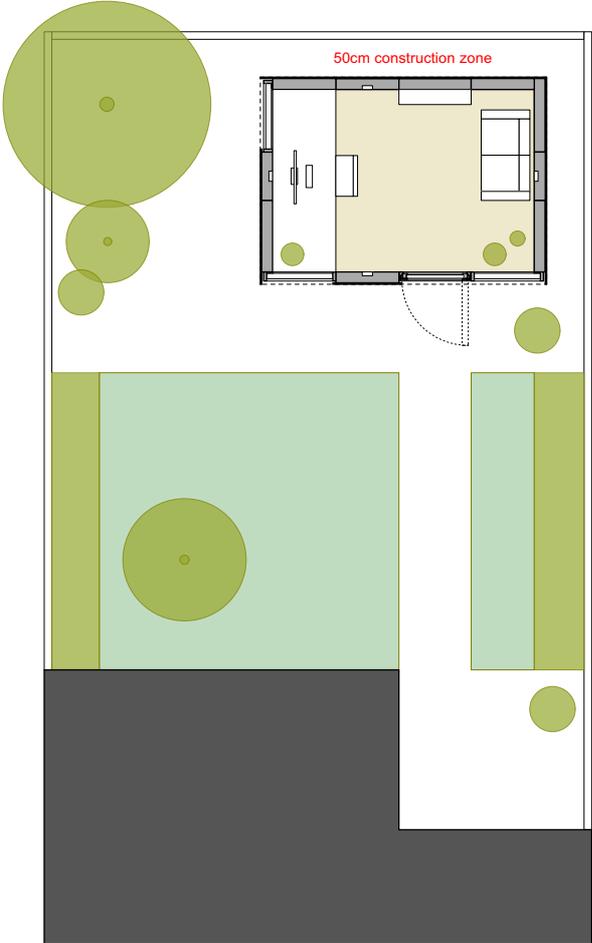
# mökki example layouts



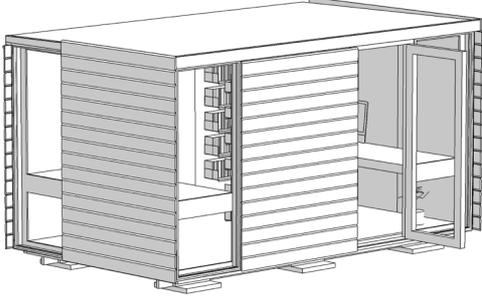
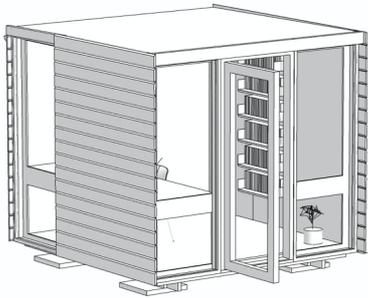
Mökki Shelter Large 3 (SL3) in a 5m wide garden



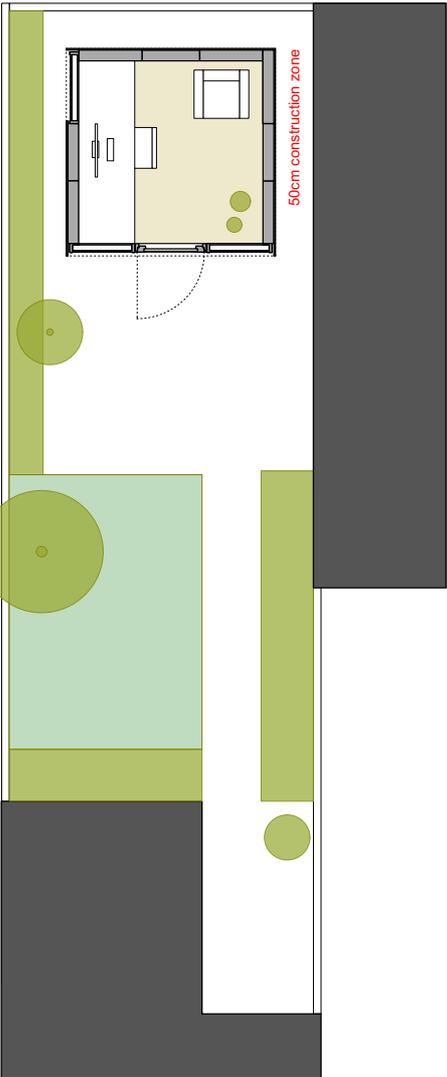
Mökki Quad Compact 1 (QC1) in a 7m wide garden



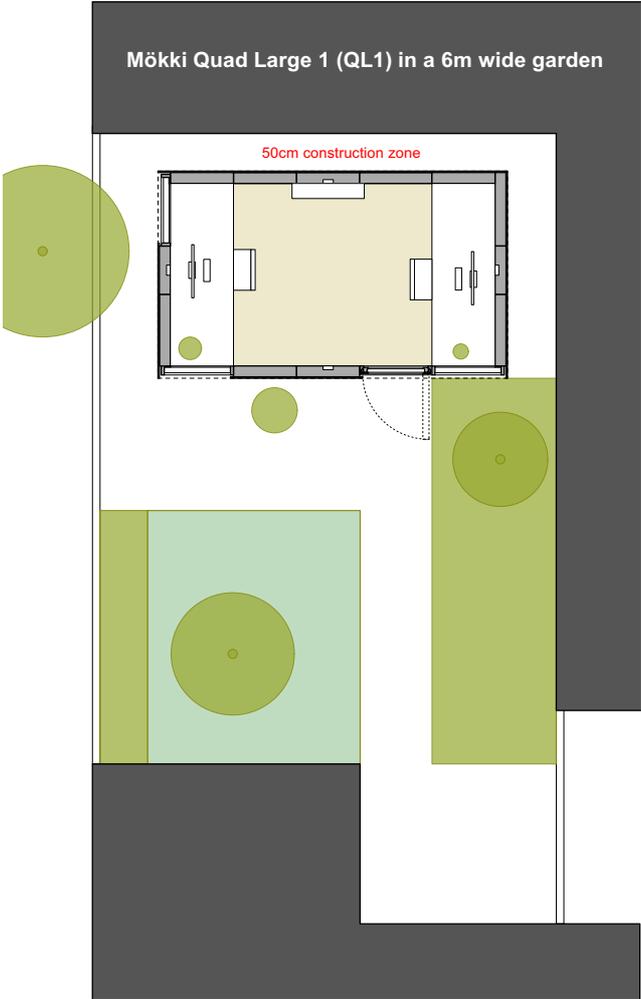
# mökki example layouts



Mökki Cube 2 (C2) in a 4m wide garden



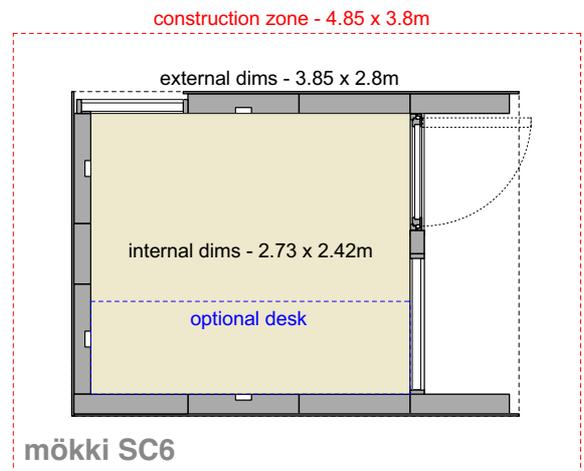
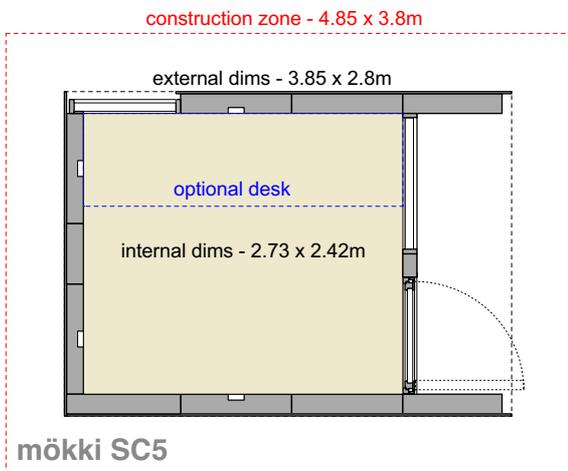
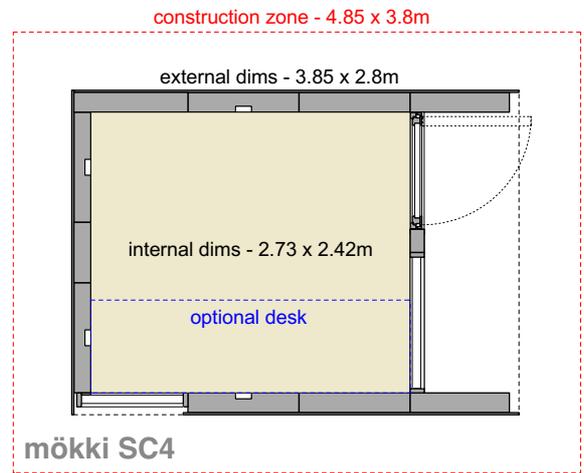
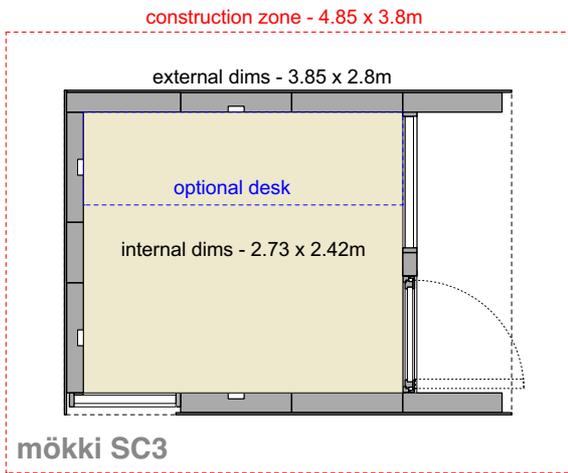
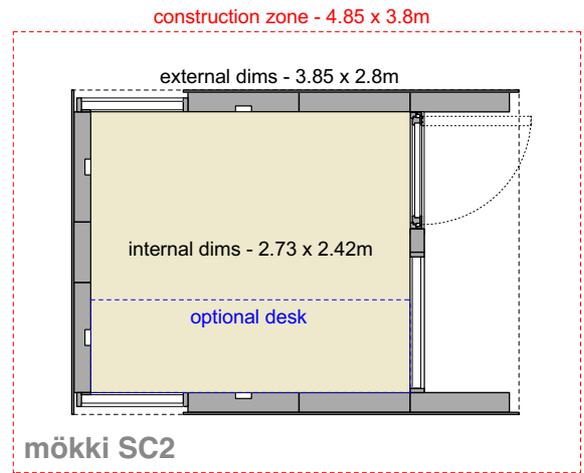
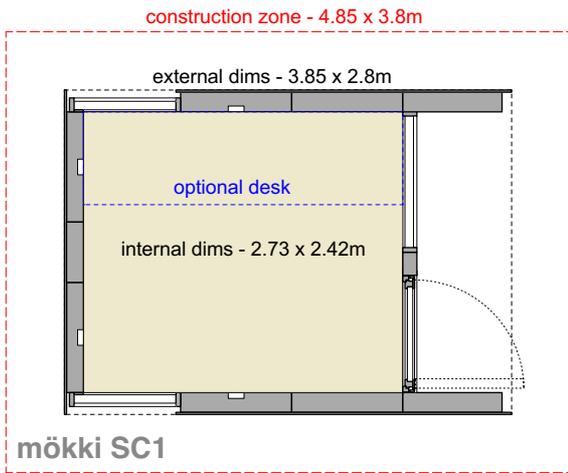
Mökki Quad Large 1 (QL1) in a 6m wide garden





# mökki shelter compact

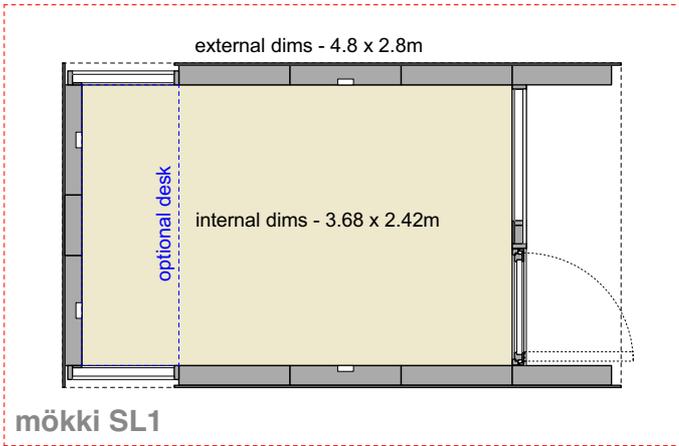
Internal area 6.6m<sup>2</sup>



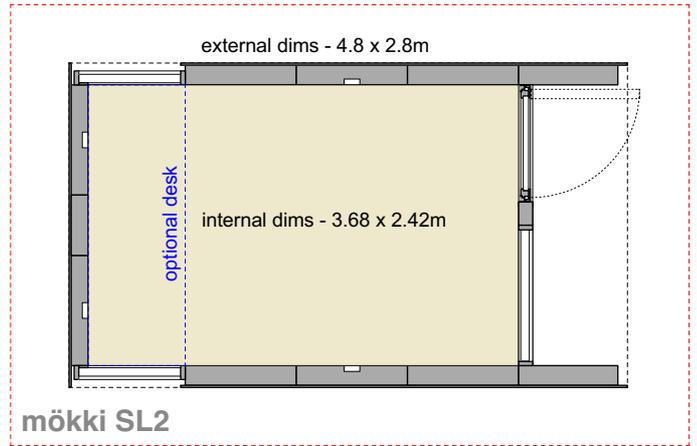
# mökki shelter large

Internal area 8.9m<sup>2</sup>

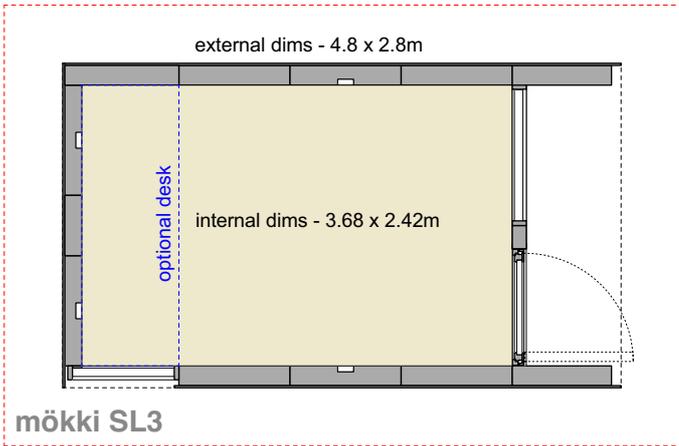
construction zone - 5.8 x 3.8m



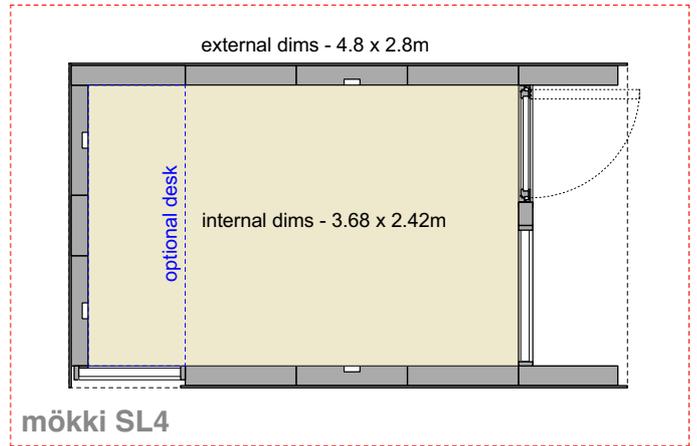
construction zone - 5.8 x 3.8m



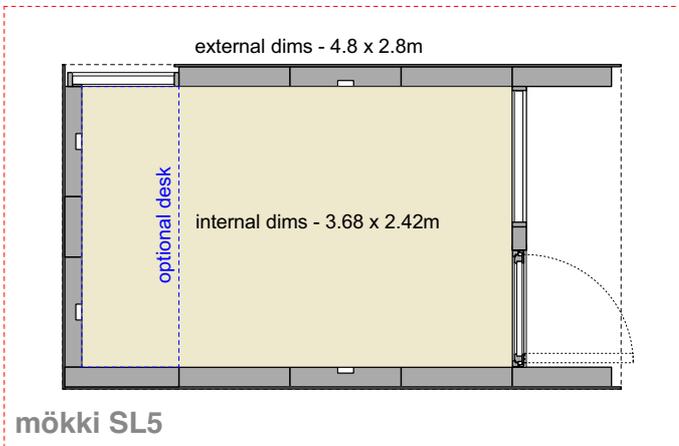
construction zone - 5.8 x 3.8m



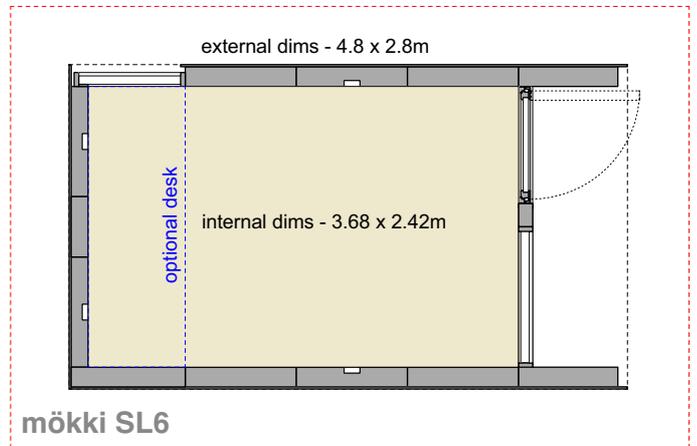
construction zone - 5.8 x 3.8m



construction zone - 5.8 x 3.8m

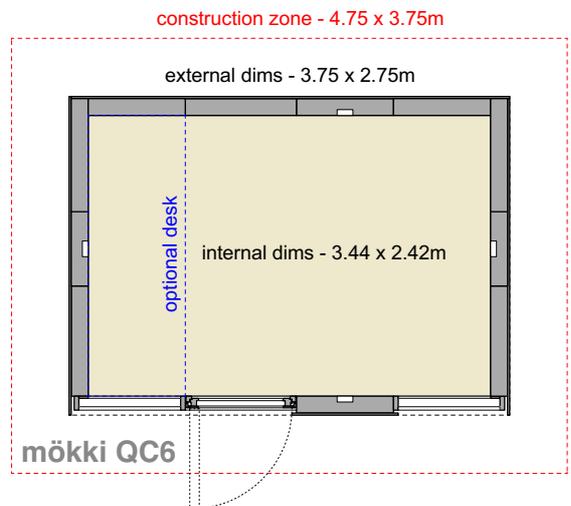
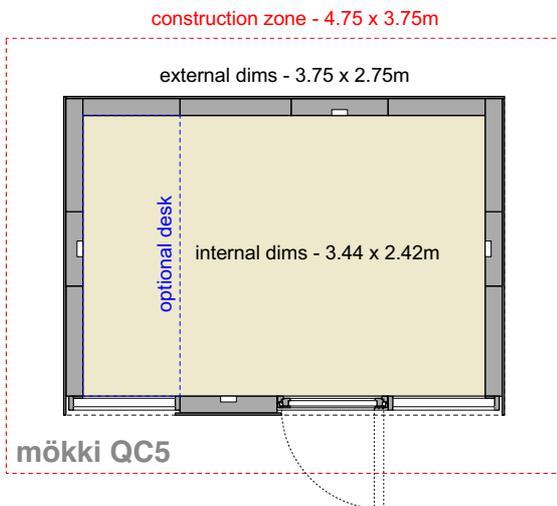
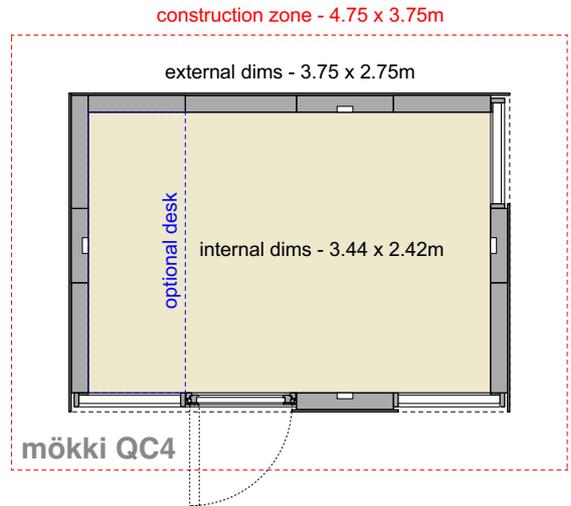
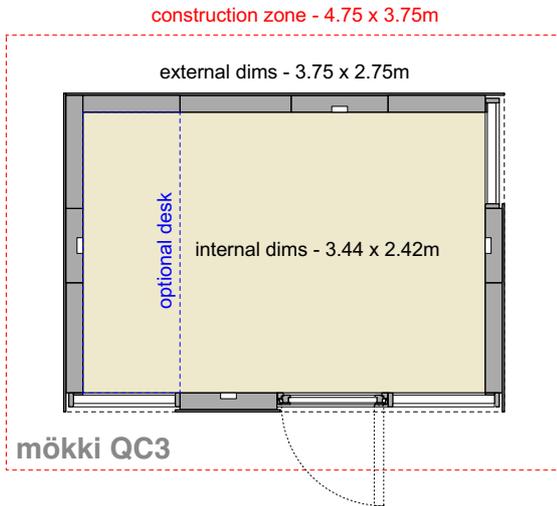
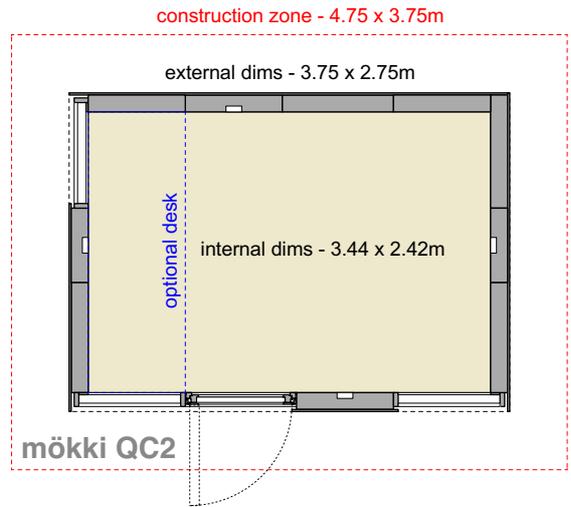
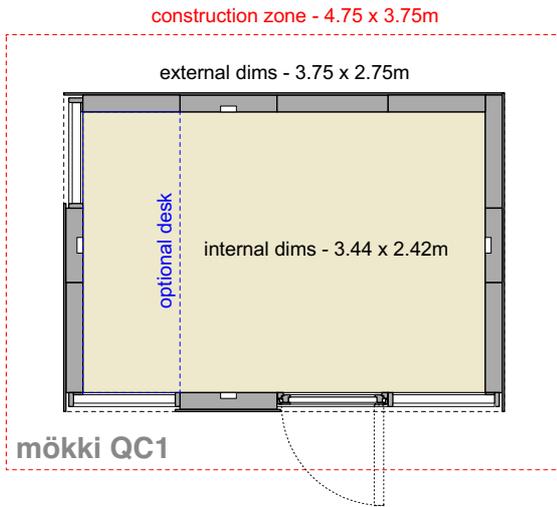


construction zone - 5.8 x 3.8m



# mökki quad compact

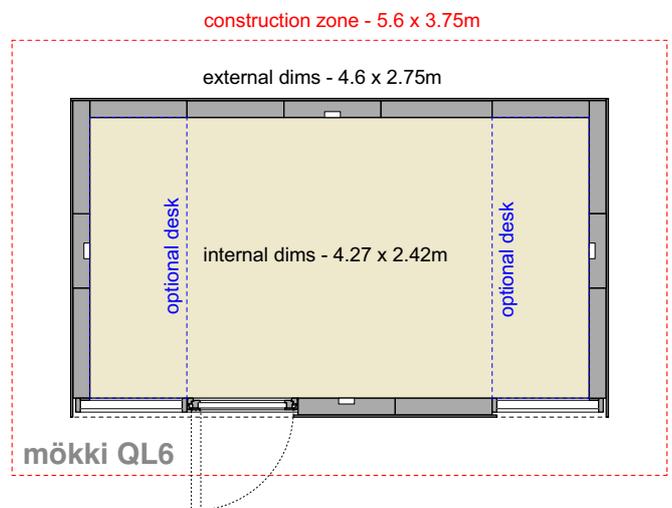
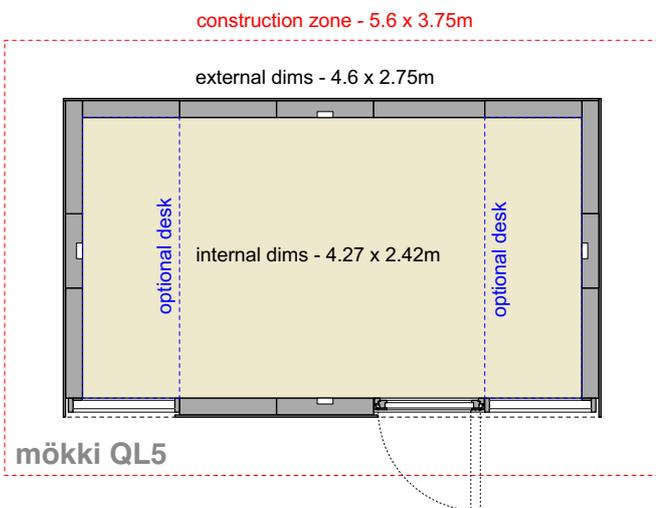
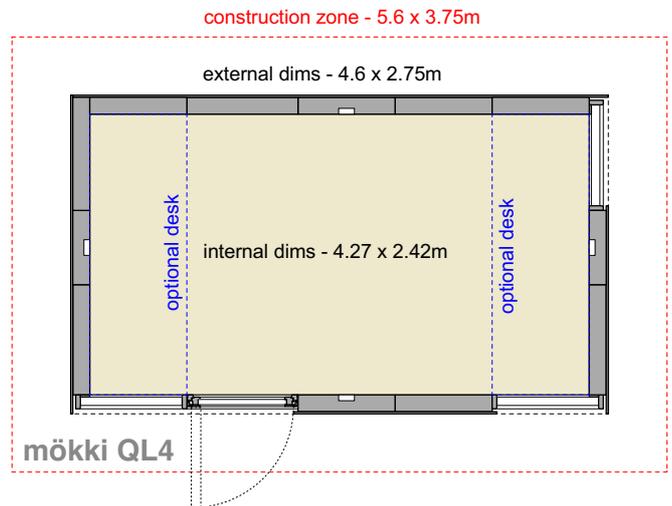
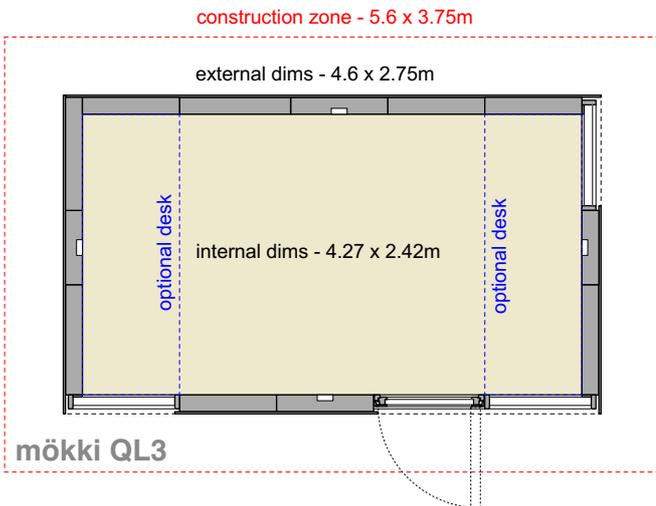
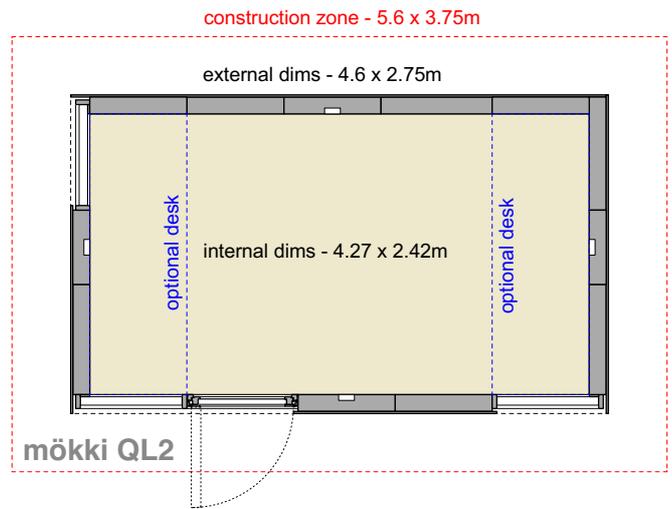
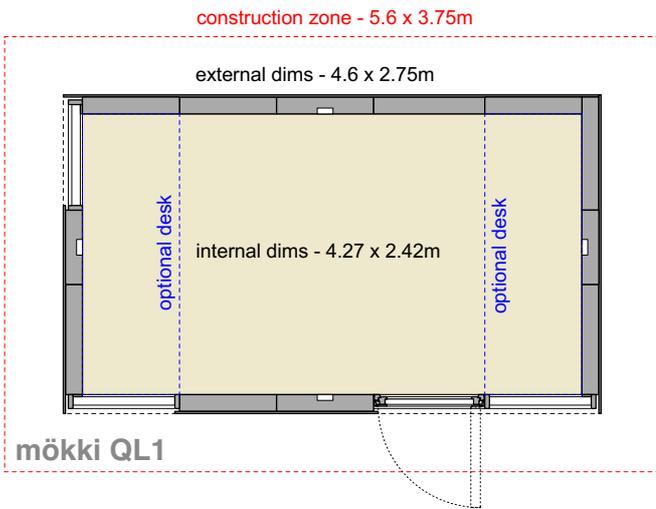
Internal area 8.3m<sup>2</sup>



Note: desk can be positioned at either or both ends

# mökki quad large

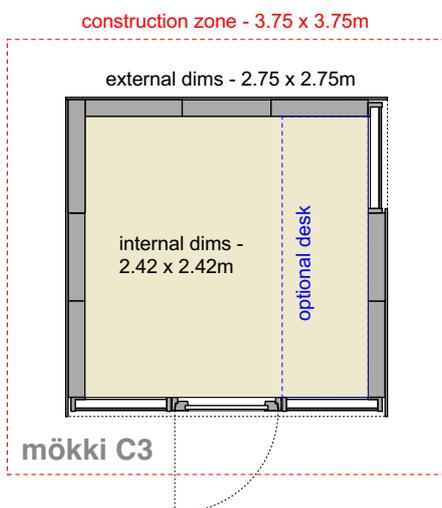
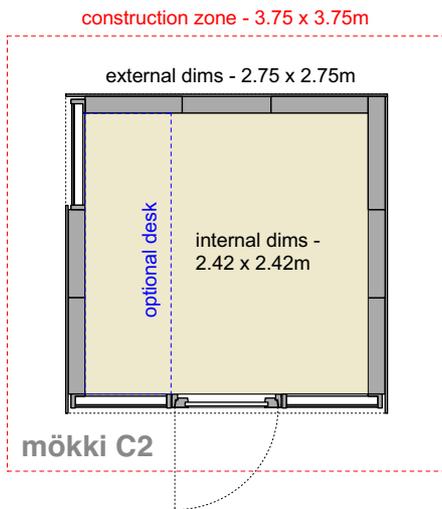
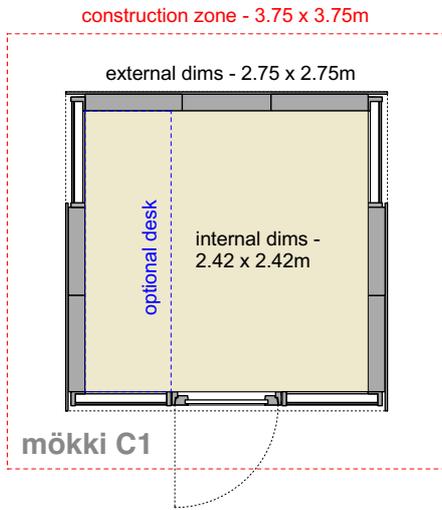
Internal area 10.3m<sup>2</sup>



Note: desk can be positioned at either or both ends

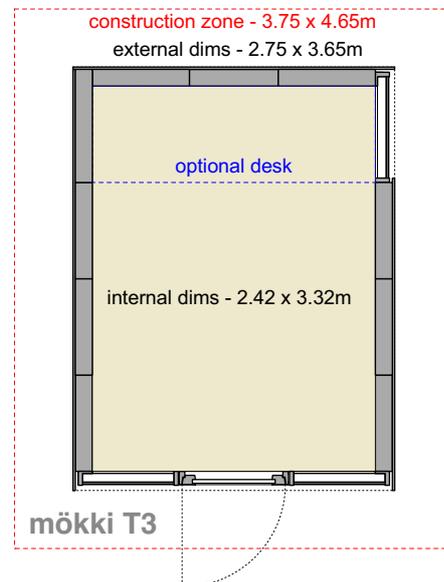
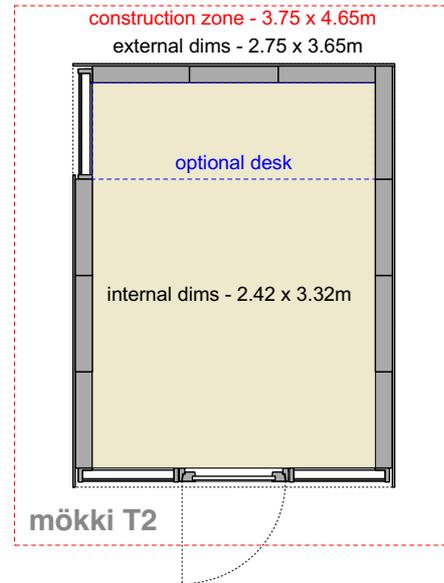
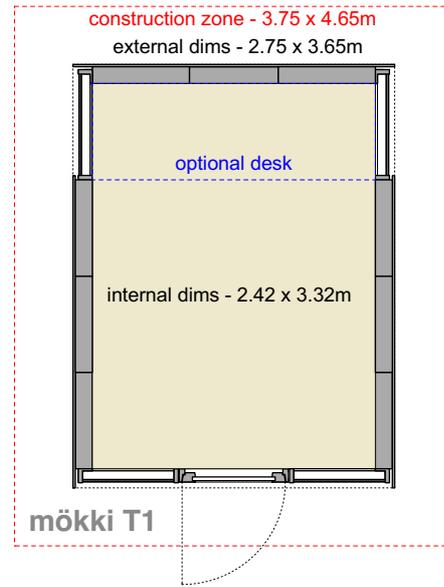
# mökki cube

Internal area 5.8m<sup>2</sup>



# mökki tube

Internal area 8m<sup>2</sup>



# mökki further info

## Specification Overview

- Internal finish/structural panels - CNC-cut 18mm Wisa Spruce Plywood
- Insulation - Standard option: 100mm Earthwool in walls, floor and roof. Upgraded option: additional layer of foil insulation (equivalent to 50mm polystyrene)
- External cladding - Siberian Larch rainscreen
- Windows - Double glazed low E toughened
- Door - Rationel Aura timber double glazed door with satin stainless steel ironmongery. Multi-locking with friction stay.
- Roof - EPDM rubber sheet
- Aluminium angle trims to roof edges
- Low impact foundations
- Internal wiring to 4 different plug socket locations
- Floplast mini gutter and downpipe

## Sustainability and healthy materials

All our timber is sourced responsibly from FSC certified plantations. We use OSB with zero formaldehyde content and all our finishing products (Osmo) have low VOC content.

## Space required for a Mökki

We need to be able to get around the outside of our studios with ladders/steps etc while we are building them. Please refer to the floor plans on pages 04 to 07 for the construction zones required for each model. As a rule of thumb we need approximately 50cm of clear space around the outside.

## Planning

Garden buildings are generally classed as 'Permitted Development' in planning terms. There is a useful guide on the Planning Portal (search 'Planning Portal Outbuildings') which explains the rules in detail. Generally, if an outbuilding is below 2.5m in height (which a Mökki is) then it won't need planning permission but there are exceptions to this such as if you live in a flat/maisonette, a listed building or are in a conservation area.

## Cladding

We use high-quality imported Siberian Larch cladding for our studios. Because it is slow-grown in cold climates and very resinous, it is a naturally durable wood. Left unfinished, it will weather to a silvery grey. It requires no further treatment.

We are often asked whether we can provide black timber cladding. We generally try to persuade clients not to go down this route! Charred timber is incredibly expensive and stained timber needs to be treated with two coats on all sides or it will warp. This takes a lot of time and labour and leaves the client with an on-going maintenance problem.

## Electrics

The most common way to connect up a Mokki is to run an armoured cable out from your main fuse board. Assuming you want an internet connection too it usually also makes sense to run an external grade ethernet cable out along the same route. We then drill holes in our panels and bring the cables in to a suitable position (usually under the desk area) and we will bring all our internal cabling back to this same point. It is then up to your local electrician to connect it all up. Usually this means them installing a small consumer unit onto the wall where the armoured cable comes in. We are happy to talk to your electrician about this to confirm the detail.



18mm Wisa Spruce plywood interior



Rationel Aura black timber double glazed door with satin stainless steel ironmongery. Siberian Larch open rainscreen cladding.

## Insulation

Depending on the intended use of the building we have two insulation options. Our standard option is suitable if you are using your Mökki as a summer house or perhaps a gym. If you are intending to work in the building all year round we'd recommend you go for our insulation upgrade. This adds a layer of foil insulation to the wall build-up (equivalent to adding 50mm of polystyrene) and brings the whole assembly up to Building Regs standards.

## Heating

Mökkis are small, well-insulated spaces but we recommend that you buy a small electric heater to plug in and use on colder days.

We don't recommend using (or provide cut-outs for) woodburners in our buildings.

## Ventilation

The primary source of ventilation in a Mökki is the door which can be left open or a-jar when you are inside. In addition to this, all windows and the door itself are fitted with trickle vents which provide background ventilation.

# mökki further info *cont.*

## Lighting

Mökki studios are stripped down to the essentials which is how we make them affordable and build them so quickly. Hence we don't generally install ceiling lights, nor do we think they are necessary since the ceiling is considerably lower than in a conventional house (2.15m). We recommend you use plug-in wall lights. These are readily available in a range of styles, can be positioned where you like (the plywood is very easy to fix into) and can simply be plugged into one of the wall sockets. [www.Lampsy.com](http://www.Lampsy.com) have a good range. Ikea Kvant are also good (and very cheap) when available.

## Acoustics

The materials we use are quite dense in nature (18mm plywood, 18mm OSB, 20mm Siberian Larch) and the walls are full of mineral fibre insulation which means that noise transmission from inside to out and vice-versa is minimal. We can also install acoustic-specific insulation if required. More details on request.

## Built-in Furniture

You'll notice that all our windows have a band of plywood running horizontally behind the glass. This serves two purposes: it stiffens up the window panels and makes them interchangeable with wall panels but it also provides a continuous fixing zone for built-in desks. The top of the band sits exactly at desk height (700mm above the floor). We can supply and fit built-in desks made from birch-faced plywood available oiled or topped with Forbo Furniture Linoleum.

## External Storage

We are often asked if we can integrate external storage areas into our buildings. Unfortunately this is not something we currently offer. However, if you have the space we usually recommend you pull the mokki away from the rear boundary and create a zone for a lean-to structure hidden behind. We can provide visuals to show how this can work on request.

## Foundations

Our studios 'float' above the ground level and sit on low impact foundations. Typically 6 squares of topsoil are removed and the holes are filled with 'scalpings' which is a kind of compactable gravel used in many forms of construction. We use standard concrete paving slabs to spread the load onto these zones.

Because of the additional weight, it is unfeasible for us to deliver the scalping material (otherwise known as MOT type 1) so we ask the client to order this in advance. It is readily available from most builder's merchants (eg Wickes) either in a Jumbo bag (requiring crane access) or in 20kg bags which can be carried by hand. It is not expensive - less than £50 for a jumbo bag.

We can also install onto existing bases such as concrete slabs or patios.

## Sloping sites

Our prices are based on the site being reasonably level. We can also adapt our footings to suit gently sloping sites for an additional cost by agreement.



## Delivery, access and parking

Our studios arrive in panel form the largest of which is about the size of a standard plywood sheet (1.2 x 2.4m). We can usually carry these components through a house if necessary although obviously side or rear access is better. We may need to charge more if there is a convoluted route or lots of steps.

We will require two parking spaces, one for the duration of the build (2 or 3 days depending on distance) and one for a few hours at the point of delivery.

## Additional Site Costs

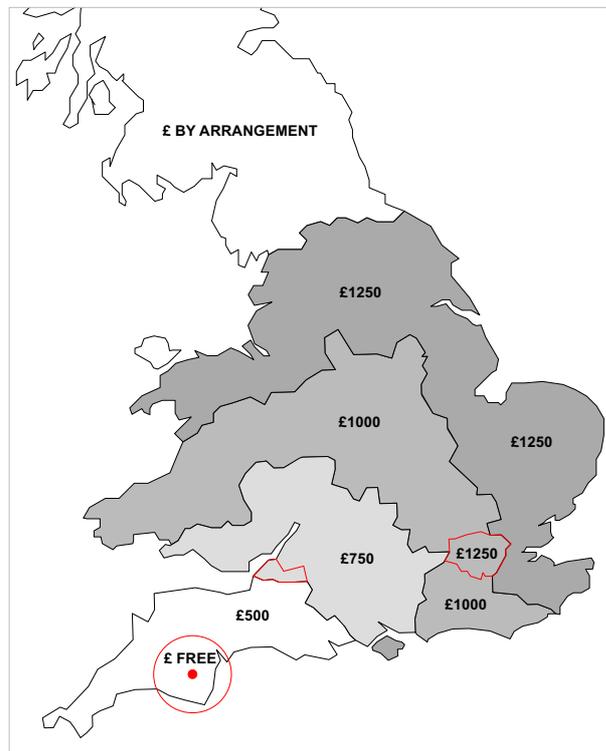
Before accepting an order we will send you our Terms and Conditions Document which contains a questionnaire about your site. A Mökki is usually installed by two people over a two or three day period but we may need to bring in additional labour if any of the following applies:

- there is a long, steep or convoluted route from the road to the site
- we need to carry the panels through a house or flat
- the ground is very uneven or there are steps/retaining walls or other changes of level directly around the building
- there is a slope across the site of more than approx 10cm
- there are obstacles in the ground that will prevent us from digging holes for foundations
- there are obstacles or protrusions into the 50cm construction zone around the building.

# mökki price list

**Model Windows Internal size Price (ex VAT) Price (inc VAT) Delivery Cost (ex VAT)**

SC1	3	6.6m2	£12,250	£14,700
SC2	3	6.6m2	£12,250	£14,700
SC3	2	6.6m2	£12,000	£14,400
SC4	2	6.6m2	£12,000	£14,400
SC5	2	6.6m2	£12,000	£14,400
SC6	2	6.6m2	£12,000	£14,400
SL1	3	8.9m2	£13,250	£15,900
SL2	3	8.9m2	£13,250	£15,900
SL3	2	8.9m2	£13,000	£15,600
SL4	2	8.9m2	£13,000	£15,600
SL5	2	8.9m2	£13,000	£15,600
SL6	2	8.9m2	£13,000	£15,600
QC1	3	8.3m2	£12,250	£14,700
QC2	3	8.3m2	£12,250	£14,700
QC3	3	8.3m2	£12,250	£14,700
QC4	3	8.3m2	£12,250	£14,700
QC5	2	8.3m2	£12,000	£14,400
QC6	2	8.3m2	£12,000	£14,400
QL1	3	10.3m2	£13,250	£15,900
QL2	3	10.3m2	£13,250	£15,900
QL3	3	10.3m2	£13,250	£15,900
QL4	3	10.3m2	£13,250	£15,900
QL5	2	10.3m2	£13,000	£15,600
QL6	2	10.3m2	£13,000	£15,600
C1	4	5.8m2	£11,500	£13,800
C2	3	5.8m2	£11,250	£13,500
C3	3	5.8m2	£11,250	£13,500
T1	4	8m2	£12,500	£15,000
T2	3	8m2	£12,250	£14,700
T3	3	8m2	£12,250	£14,700



## Options (all ex VAT)

Insulation upgrade (additional layer of Foil Insulation)	£200 for all smaller models or £300 for Quad Large and Shelter Large
Wiring to additional plug socket locations	£15 each
Built-in desk (830 x 2420mm)	£325 - 18mm birch faced plywood pre-finished in OSMO satin oil £525 - 18mm birch faced plywood with a topping of Forbo Furniture Linoleum (available in a range of colours)

## Terms

All prices include installation and foundations (note scalplings are to be supplied by the client).  
Please refer to map above for delivery cost.  
Payment: 10% door deposit, 40% prior to manufacture, 40% prior to delivery and 10% at key handover.

## Lead-in times

Our studios are made to order. We can usually install within about 8-10 weeks of receiving a deposit but please get in touch for the current situation - many of our products are imported from Europe and delivery times can vary.