

"Creating bespoke and versatile spaces for learning, living and working."



CWC CONTAINERS
CONTAINER ROOMS & LEISURE BUILDINGS

Our Self-Build Flat-Pack SIPS Kit Range

Contents...

Who are CWC Containers?	3
Why use our buildings?	4
Why are we different?	5
Our 2 Supply Options	6
The Flat-Pack Kit	7
The Shell Build	8
Manufacturing	9
External Cladding Options	10
Our range & prices	11
<i>Our Garden Office</i>	12
<i>Our Garden Rooms</i>	13
<i>Our Glamping Pods</i>	15
<i>Our Lodges</i>	16
Our Container Rooms	19
The Next Steps: Get in touch	24



Who are CWC Containers?

As three close friends, Tom, Chris and John set up CWC Containers Ltd at the end 2020, and followed a long-time ambition to convert shipping containers into comfortable, functional and beautiful spaces in which to live, work & play.

In the short time since our first steps into the industry, we have gained so much insight into the world of 'compact living and working', that we are expanding our range from bespoke portable 'container rooms' into SIPS leisure buildings that come either in flat-packed kits for self-builders, or in complete pre-fabricated external shells, both options ready for the customer to develop the internals to their tastes and budgets.

Working with our modular building partners, we are creating the next generation of leisure buildings. Our range is one of the most diverse in the industry, our buildings are highly innovative and packed full of industry-leading technology; and being an owner of one sets you above the rest. Please read on for more...



Why use our buildings?

- ✓ All-year-round use: extend your season due to unrivalled thermal construction
- ✓ Full SIPS shell: house-building technology from North America
- ✓ Best thermal properties on the market: SIPS keep heat in and heat out with industry-leading performance and air-tightness
- ✓ Can achieve thermal Class 4 (Class 3 as standard): maintaining an inside temperature of 20°C when the outside temperature is -15°C
- ✓ Reduces running costs by up to 40%: meaning better return on investment
- ✓ Solid, durable and robust construction: SIPS wall profiles are 178mm thick, so no wafer-thin walls!
- ✓ SIPS provide outstanding sound insulation: great for multi-occupancy and exposed areas
- ✓ Eco-Friendly: due to the reduced energy usage, our buildings are classed as eco-friendly
- ✓ Lifespan: expected 50 years plus on the shell due to the SIP system used, with correct maintenance. Our buildings look like they have just arrived years later!
- ✓ Most durable materials used. Offering true low-maintenance qualities
- ✓ Designed and built to BS EN 1647 standards for fire, ventilation and safety
- ✓ External plant room for easy maintenance
- ✓ Innovative designs...we lead the way in developing luxury glamping and small lodges
- ✓ Largest range of glamping pods on the market today, enabling you to create interesting and innovative park design
- ✓ Different designs to suit every market, from hotels to boutique glamping sites
- ✓ Our buildings will demand much higher per night rentals, providing some of the best return-on-investment opportunities in the market today
- ✓ Our buildings make you stand out from the crowd and attract customers over most other offerings in the market
- ✓ All our buildings are competitively priced in the industry, we carry out regular pricing comparisons to make sure we stay competitive

Why are we different?

We design and build the most innovative and high-quality modular leisure buildings in the UK.

With our incredible partner team and leading-edge techniques, we create concepts that set us apart from our competitors in a way never seen before within the leisure sector. Our fantastic range of glamping pods and lodges offer you leisure accommodation that will exceed all expectations. Working closely with our partners who have spent many years within the leisure sector, we have used our abundance of building experience combined with what works and what doesn't, to create an entire range based around producing fantastic leisure buildings that tick all the boxes!



Low Maintenance

High-quality durable materials that need little or no upkeep.



All Year Use

Work, live or play all year round.



Thermal Performance

Keeping you or your guests warm even at -18°C outside.



Versatile Uses

Glamping pods, lodges, garden rooms, offices, studios, treatment rooms, and so much more.



Made in the UK

Manufactured in 'sunny' Lancashire and supporting the UK Supply Chain.



Design Innovation

Next-generation buildings, manufactured off-site in factory conditions, delivered in either flat-pack kits or complete shells - saving you ££s in on-site disruption.

Our 2 Supply Options...

Depending on your budget, DIY skills, space and access restrictions, and many other factors; we have developed our units to be supplied in two ways. We can provide your building as a **flat-pack kit** (similar to a certain well-known Swedish furniture retailer) or, if you prefer, we can deliver a **complete external shell**, which can simply be off-loaded into position*.



Self-Build – Exterior Kit

In addition to SIP Panels, splines, membrane, and fixing pack our exterior full kit provides you with everything required to make your structural shell fully watertight and includes the following:

- External cladding
- Roofing Materials
- Windows & Doors

Factory-Built Shell – No Interior

Factory assembled bare shell on a chassis. Externally complete with windows, doors, roofing, and exterior cladding. Allowing you to complete the interior exactly how you wish

* Deliveries of Shell units are dependant on suitable and adequate access for the vehicles and equipment involved in the off-loading.

The Flat-Pack Kit...

- ✓ **Extremely fast delivery** – Flat pack kits are typically ready for delivery within 4 - 6 weeks from point of order.
- ✓ **Huge cost savings** – Lower initial outlay costs. Building with our kits saves you money when compared to full factory builds.
- ✓ **Versatile uses** – Our buildings can be used for any purpose...glamping pods, lodges, hotel suites, offices, retail shops, the list is endless...
- ✓ **Finish your own Interiors - Your way!** – Our flat pack kits give you fully insulated and watertight building, with a blank canvas inside for you to design and finish your own interior according to your personal style, and stand out from the crowd.
- ✓ **Reduced transport costs** – Multiple kits can be delivered on our delivery wagon, saving huge transportation costs.
- ✓ **Easier access for limited accessibility sites** - Our kits can be manoeuvred through tight access sites, ensuring our customers can still purchase one of our buildings even where access can be problematic.

What's Included?



SIP Panels

98mm walls, floor & 122mm roof panels



SIP Splines

SIP joining splines to ensure that your joints are fully insulated



C24 Timber

Openings, windows and door recesses



Roof Materials

Rubber roof membrane, trims & adhesive



Fixings

All the screws, nails, jointing adhesives & foam you'll need



Exterior Cladding

A choice of Western Red Cedar, Thermowood or CanExel
*may differ depending on choice of building



Windows & Doors

uPVC 40mm double-glazed windows & doors

The Shell Build...

Our shell range arrives fully-finished and watertight to the exterior, leaving a blank canvas on the inside for you to design your own stand-out interior, just the way you want... creating a wow-factor accommodation that sits within your budget and needs.

- ✓ **Extremely fast delivery** - Our shell builds are typically ready for delivery within 8-10 weeks from point of order.
- ✓ **Minimal disruption on site** - A high-quality completed exterior, with none of the on-site disruption associated with the construction process.
- ✓ **Bespoke Interiors - your way** - the OSB3-lined interior leaves a blank canvas for you to design and finish your own interior according to your own personal style; an opportunity to stand out from the crowd!
- ✓ **Versatile uses** - Our buildings can be used for any purpose... glamping pods, lodges, hotel suites, offices, retail shops, the list is endless...
- ✓ **Smaller initial outlay costs** - A top-quality unit, fully water-tight and finished externally, leaving you to design and develop your own interior to your own needs and budget.



Manufacturing...

Our entire building range is constructed using SIP (Structural Insulated Panels) technology, which are manufactured at our partner's Blackburn-based headquarters. With a state-of-the-art factory and large manufacturing capacity, we can achieve high volumes of product, hold large quantities of stock and offer the quickest lead times in the industry, all at competitive prices.

The company operates out of a 35,000 sq. ft factory, with a workforce of highly-skilled personnel to manufacture leisure accommodation and other modular buildings from scratch! Staff training and health & safety is a huge priority to us all, as is a happy workforce that really are appreciated, and who are always striving to deliver above and beyond.

You are welcome to visit the factory so that you can experience our operation for yourself and meet our fantastic team.



External cladding options:

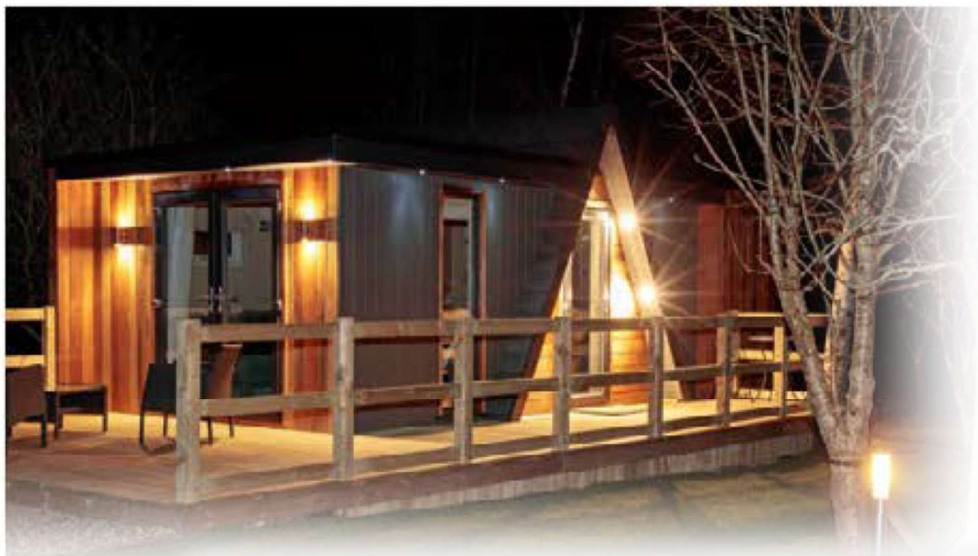
Most of our lodges come with a choice of external cladding. Where applicable, the prices of each are reflected in the pricing tables over the following pages. Those ranges with no cladding options available are supplied with Thermowood cladding as standard. Please contact us for further information.

The 3 options are as follows:

- **CanExel** - this pre-finished engineered wood cladding is produced from wood fibre, resin and wax, fused under high-pressure. This makes it highly stable and incredibly resistant to moisture, with no cracking, splitting or warping, which can be a problem for natural timber. It is also the least expensive option.
- **Thermowood** - this is a heat-treated softwood timber. Due to the heating and pressure treatment during manufacture, Thermowood is more resistant to the weather and so can be used outdoors with no need for any surface treatments. If left untreated, it will naturally change to a silvery grey colour, similar to that of cedar or larch. Unless stated otherwise, all our units are supplied with Thermowood cladding, as standard.
- **Western Red Cedar** - this is a premium softwood timber with a tight grain and relatively knot-free, giving it a clean uniform appearance. It has a natural resistance to moisture and decay, and so is a great choice for external cladding, due to its minimal movement. It doesn't need any surface treatments, and weathers to a lovely silvery grey over time. Due to its natural beauty and resistance to the elements, it is the most expensive option.



Our range and prices* ...



For more information and technical data, please visit our website
www.cwc-containers.co.uk

* Additional sizes and options may be available on request
All prices exclude VAT & Delivery
Due to continually fluctuating materials prices, our pricelist is regularly reviewed and updated, so please check with us that you have the most up-to-date pricelist.
(Last updated June 2023)

Our Garden Office



SANCTUARY 2.5



SANCTUARY 3.8



SANCTUARY 4.4



SANCTUARY 5



SANCTUARY 6.2

NAME	SIZE (m)	FLAT-PACK KIT
SANCTUARY	2.5 X 2.6	£7,544
	3.8 x 3.2	£10,077
	4.4 x 3.2	£10,917
	5.0 x 3.2	£11,702
	6.2 x 3.2	£13,229

Our Garden Rooms



DELUXE

The deluxe is perfect for a nice gym or gaming area for yourself. The deluxe is made with state-of-the-art SIP panels which are durable and thermally insulated.

NAME	SIZE (m)	FLAT-PACK KIT
DELUXE	4.4 x 3.2	£9,893
	5.0 x 3.2	£10,132
	6.2 x 3.2	£11,862
	8.7 x 3.2	£15,467
	4.4 x 3.8	£10,120
	5.0 x 3.8	£11,040
	6.2 x 3.8	£12,881
	8.7 x 3.8	£16,715
	8.7 x 4.4	£17,802



DELUXE HIDEOUT

Just like the deluxe, but with an external overhang and privacy screening to two sides, creating a more private and secluded space.

NAME	SIZE (m)	FLAT-PACK KIT
DELUXE HIDEOUT	4.4 x 3.2	£9,951
	5.0 x 3.2	£10,885
	6.2 x 3.2	£12,685
	8.7 x 3.2	£16,360
	4.4 x 3.8	£10,800
	5.0 x 3.8	£11,790
	6.2 x 3.8	£13,701
	8.7 x 3.8	£17,605
	8.7 x 4.4	£18,691

Our Garden Rooms (continued...)



OPULENCE

A sleek yet cosmopolitan design with an abundance of natural light, ideal for those wishing to take views of the surrounding area - bringing the outside in. Externally clad in Cedar

NAME	SIZE (m)	FLAT-PACK KIT
OPULENCE	4.4 x 3.2	£9,940
	5.0 x 3.2	£10,763
	6.2 x 3.2	£12,372
	8.7 x 3.2	£15,650
	4.4 x 3.8	£10,974
	5.0 x 3.8	£11,869
	6.2 x 3.8	£13,589
	8.7 x 3.8	£17,097
	8.7 x 4.4	£18,426



OPULENCE HIDEOUT

Just like the opulence, but with an external overhang and privacy screening to two sides, creating a more private and secluded space.

NAME	SIZE (m)	FLAT-PACK KIT
OPULENCE HIDEOUT	4.4 x 3.2	£10,600
	5.0 x 3.2	£11,440
	6.2 x 3.2	£13,050
	8.7 x 3.2	£16,328
	4.4 x 3.8	£11,652
	5.0 x 3.8	£12,547
	6.2 x 3.8	£14,267
	8.7 x 3.8	£17,775
	8.7 x 4.4	£19,059

Our Glamping pods

With its unique compact design and grass-topped roof, the Peaky Pod blends easily into its surroundings, offering style and a truly unique and cosy experience for its occupants.



PEAKY POD



PEAKY POD GRANDE

Like the Peaky Pod, but with an extension, for more space to spread out and relax

The Duo boasts the wow factor of glamping and is the only one of its kind out on the market. Guests will truly remember the distinct shape from the outside along with the space and comfort from the inside.



PEAKY POD DUO



SHEPHERD'S HUT

Inspired by the traditional buildings dating back to the Victorian era, this modern-day take of the Shepherd's hut is adapted to suit modern-day living with the latest thermal properties and building technologies.

NAME	SIZE (m)	FLAT-PACK KIT	SHELL BUILD
PEAKY POD	3.3 x 3.5	£7,340	POA
PEAKY POD GRANDE	7.7 x 3.5	£16,007	POA
PEAKY POD DUO	7.7 x 3.5	£15,665	POA
SHEPHERD'S HUT	6.1 x 2.9	POA	POA

Our Lodges



MODDPOD

The ModdPod has become the pod of choice for owners and planners alike, boasting a unique curve and a modern, fresh look which easily blends into any surroundings.

NAME	SIZE (m)	FLAT-PACK KIT	SHELL BUILD
MODDPOD	7.8 x 3.5	£17,964	POA
	10.0 x 4.0	£24,115	POA



MODDPOD DUO

With its unique capsule design, the ModdPod Duo certainly attracts lots of attention. Boasting enough space for two separate bedrooms, shower room and open plan kitchen/living area. A building that is sure to be the talk of any glamping or leisure park.

NAME	SIZE (m)	FLAT-PACK KIT	SHELL BUILD
MODDPODD DUO	10.0 X 3.5	£26,294	POA

Our Lodges (continued...)

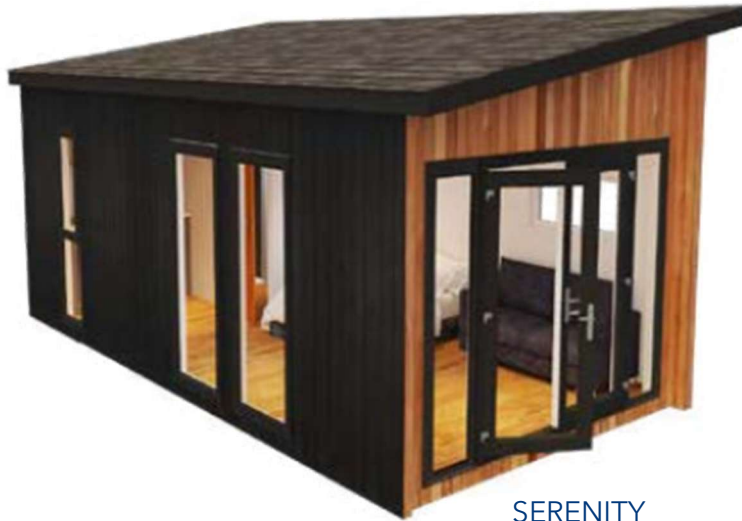


PEMBROKE

The Pembroke is our flagship design, setting the new standard for luxury buildings. With its distinctive peak and versatile cladding, the Pembroke offers guests an unforgettable luxury experience.

NAME	SIZE (m)	FLAT-PACK KIT	SHELL BUILD
PEMBROKE	8.0 X 4.0	£21,896	POA
	10.0 X 4.0	£25,432	POA

Our Lodges (continued...)



SERENITY

Height and light are words synonymous with the Serenity. With its high sloping roof and floor-to-ceiling windows, the Serenity offers a bright and airy space, which provides a great canvas for your fabulous interior, along with the space and comfort from the inside.

NAME	SIZE (m)	FLAT-PACK KIT	SHELL BUILD
SERENITY	4.4 X 3.2	£10,242	POA
	8.7 X 4.4	£18,456	POA



BOTHY

The Bothy is a contemporary twist on a traditional Scottish highland building. Designed with high ceilings and plenty of windows giving a spacious, airy feel. The Bothy is a luxury haven to enjoy the view and unwind.

NAME	SIZE (m)	FLAT-PACK KIT	SHELL BUILD
BOTHY	8.0 X 4.0	£24,516	POA
	10.0 X 4.0	£27,772	POA

Our Container Rooms

This is where it all began for us at CWC; repurposing the humble shipping container into bespoke, comfortable, functional and beautiful spaces in which to live, work & play.

The very nature of the shipping container makes it ideal for transporting from place to place with minimal disruption and with minimal hassle, ready to just plug in and use as soon as it's delivered.

Please get in touch and talk to us about what you want, and we'll put together a bespoke 3D model and associated quotation for your dream space!

Here's a little taster of the work we do (and our prices may just pleasantly surprise you!):



Our Container Rooms



Our Container Rooms



Our Container Rooms

What we said....



What we did....



Our Container Rooms

What we said....



What we did....



The Next Steps...

Get in touch with one of our lovely team, and we'll be on hand to discuss your project and recommend the most suitable products from our range to best suit your situation, needs and budget.



Give us a call on: **0161 317 9758**



Email us at: **hello@cwc-containers.co.uk**



Visit our website at: **www.cwc-containers.co.uk**

We're also on social media:



@cwc.containers



@cwc_containers



@cwc-containers

