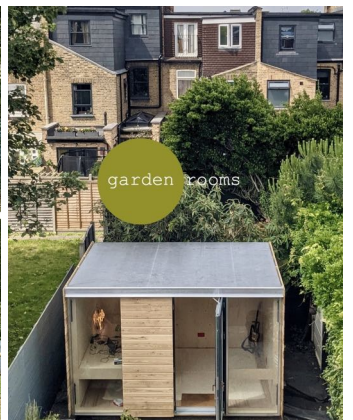
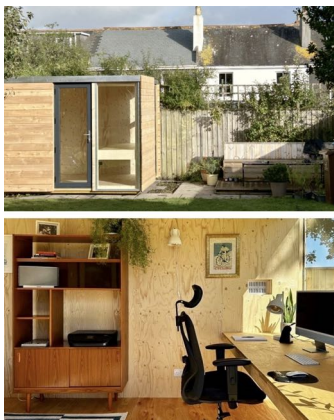




# mökki LTD

INFO AND PRICE LIST JANUARY 2026





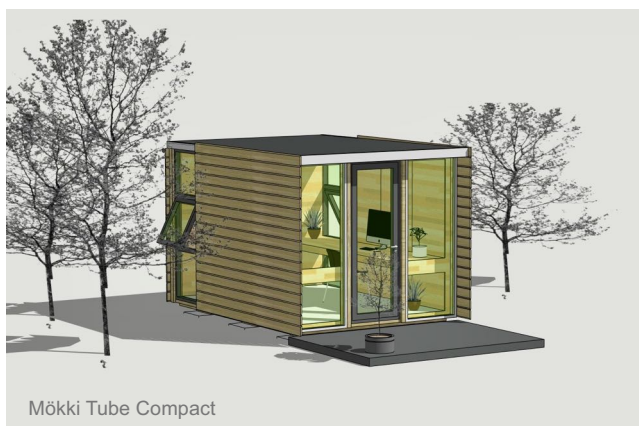
There are two basic Mökki models to choose from called Quad and Tube. Each is available in various sizes and with different window and door configurations.

## Mökki Quad

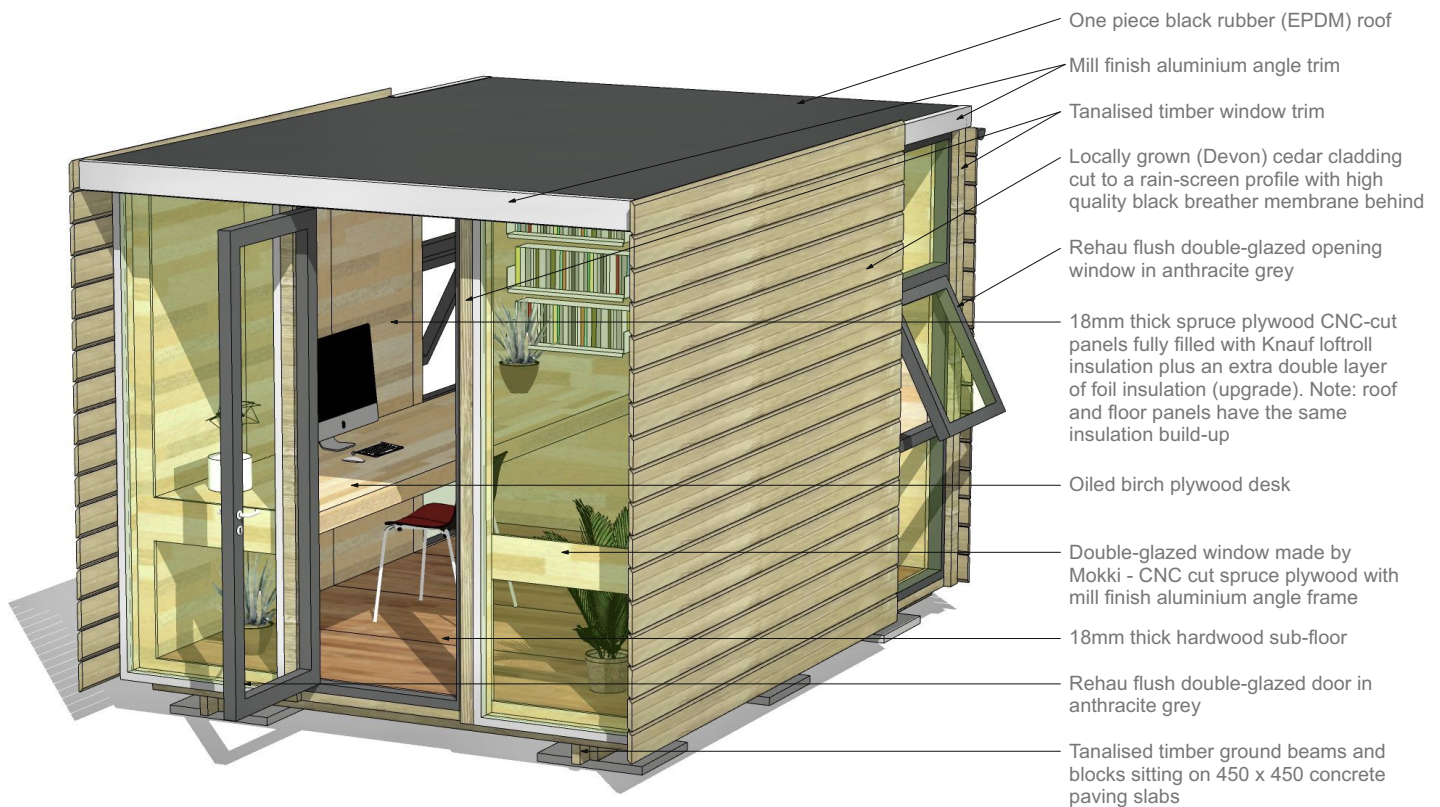


Our most flexible model ranging in size from just 2.1m wide up to 4.6m, making it suitable for almost all garden spaces.

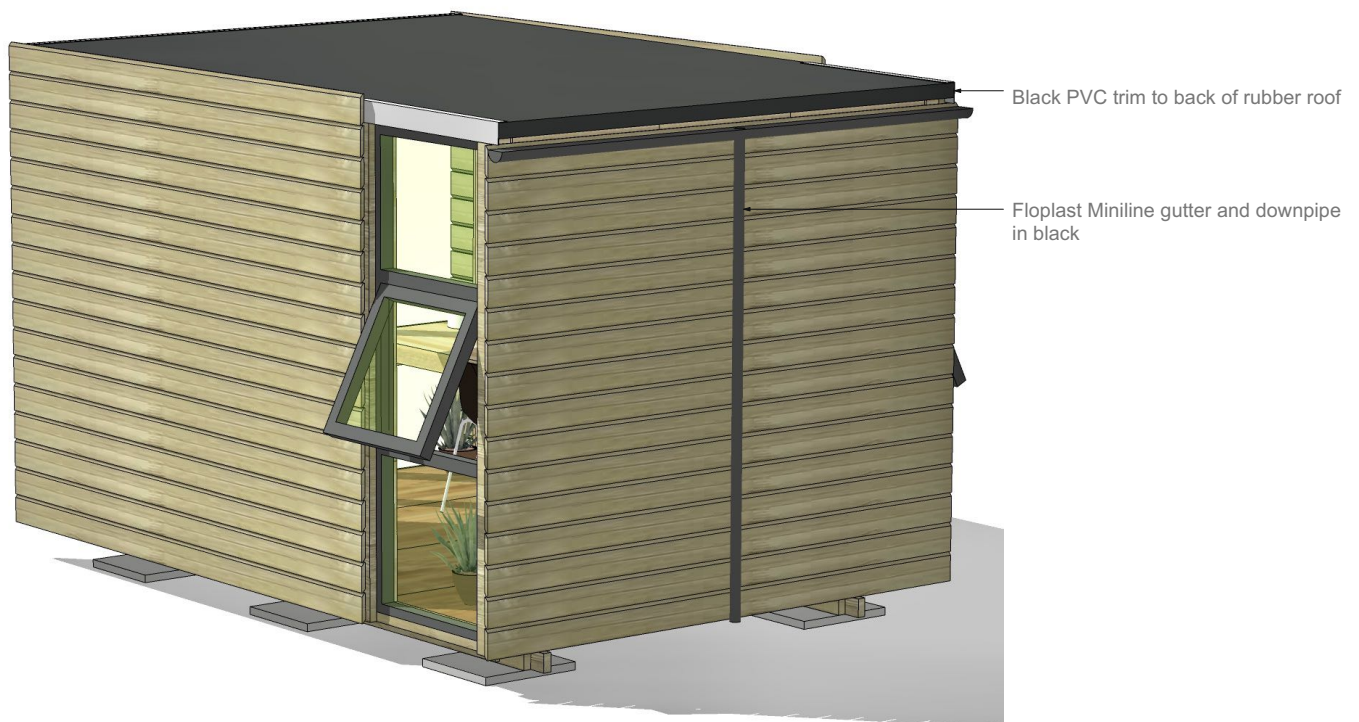
## Mökki Tube



Approximately the same footprint as a Quad Compact but with glazing on the short side making it more suitable for longer, narrow gardens where you still want a visual connection to the house. Has a slightly protruding canopy to give some extra shelter to the door.



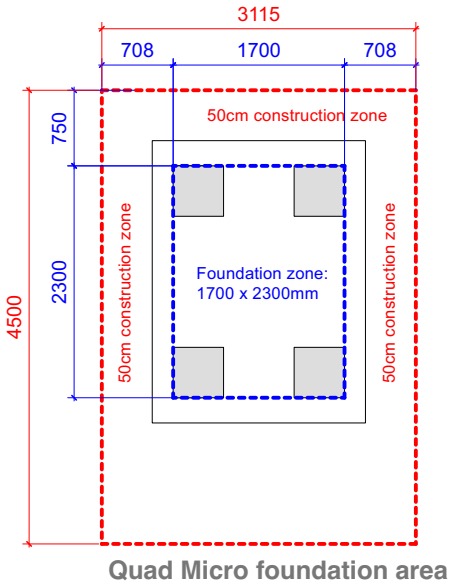
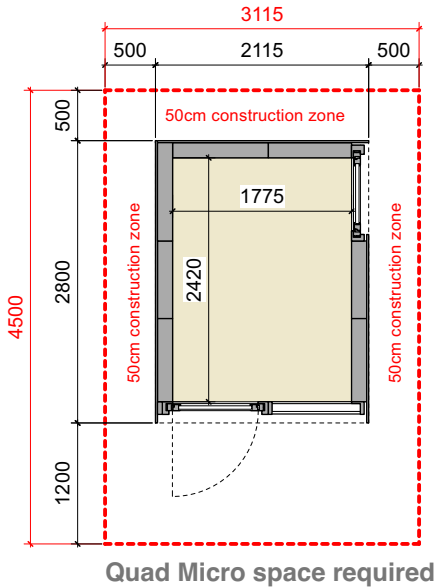
Illustrated is a Mökki Tube Compact - all studios are built to the same specification

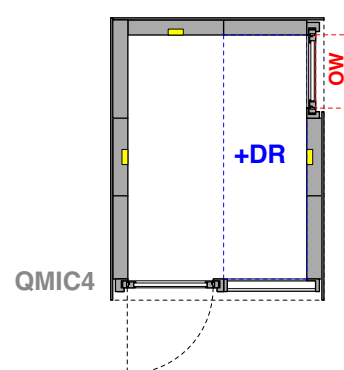
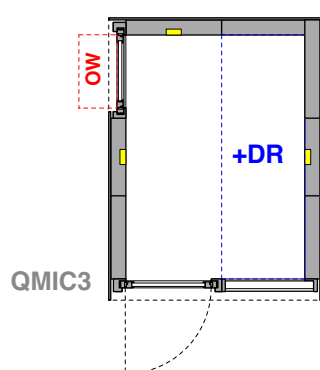
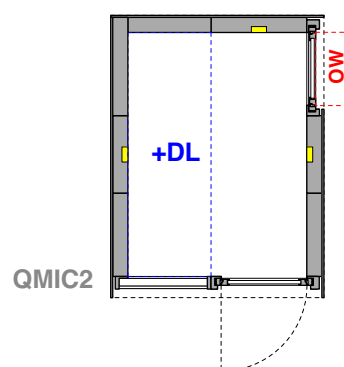
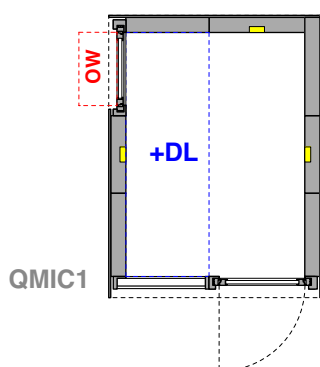







Our smallest Mokki can fit in spaces that are just over 3m wide but has all the functionality of our larger models and is big enough for 2 people to sit side-by-side at one of our long fitted desks.



**Key:**

- OW** Opening window  
**+DL** Optional oiled birch plywood desk on Left  
**+DR** Optional oiled birch plywood desk on Right  
 Cut-out for double socket

Example ordering code: QMIC1 +DL

**Prices and Options:**

**All models** £13,250

**Insulation upgrade** £150

**Oiled birch plywood desk** £400

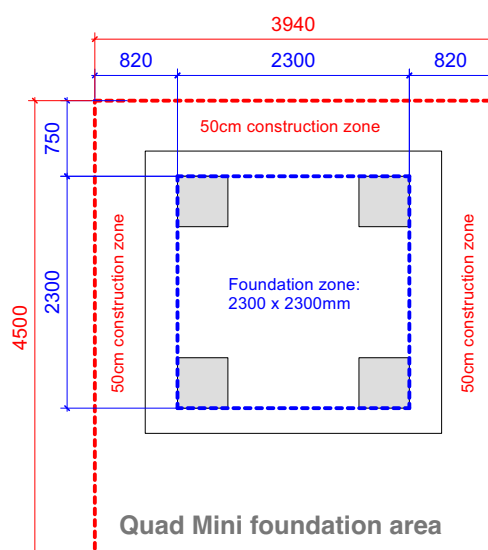
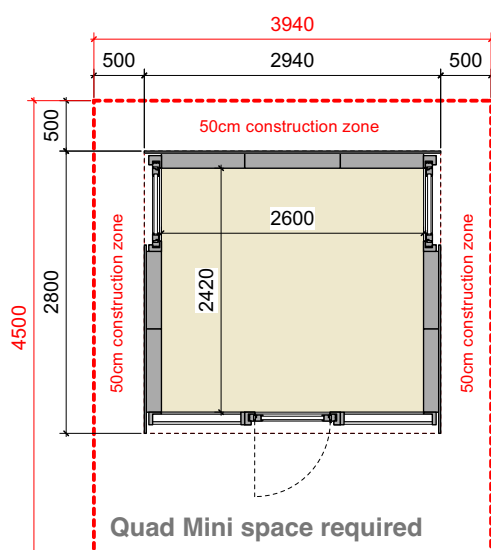
Delivery charges vary - please refer to final page

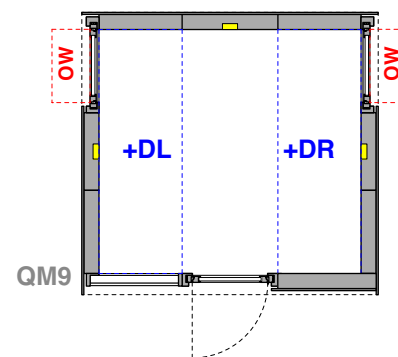
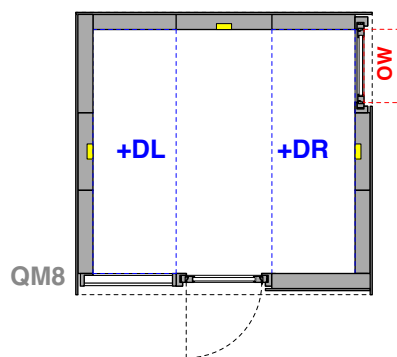
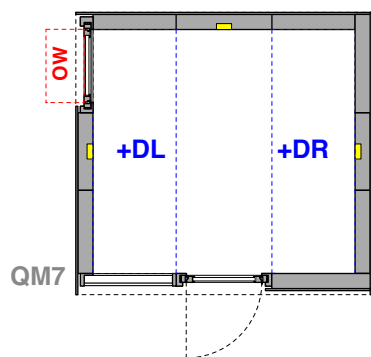
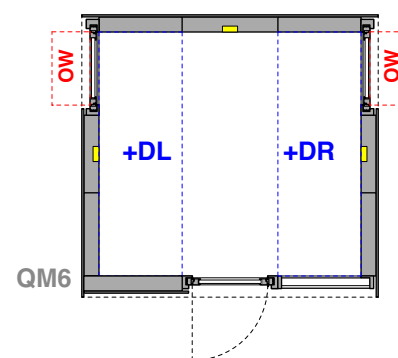
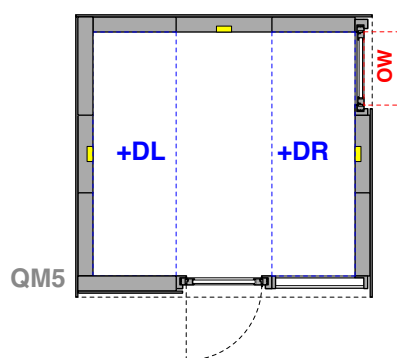
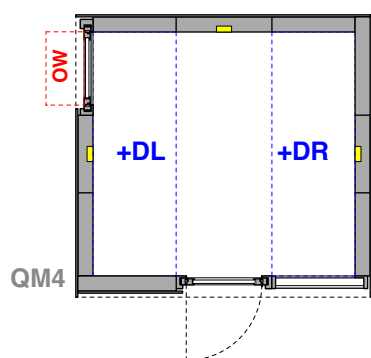
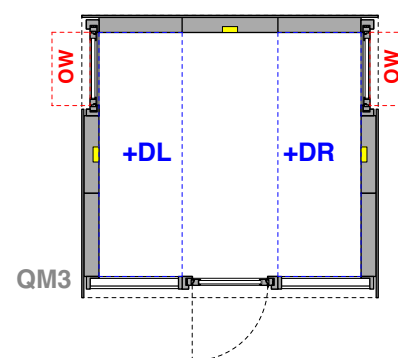
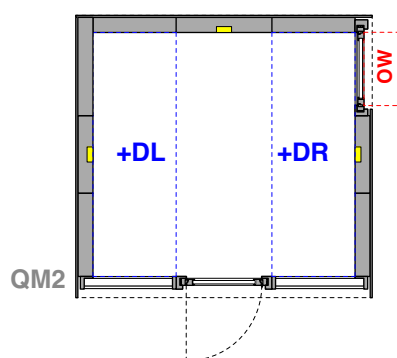
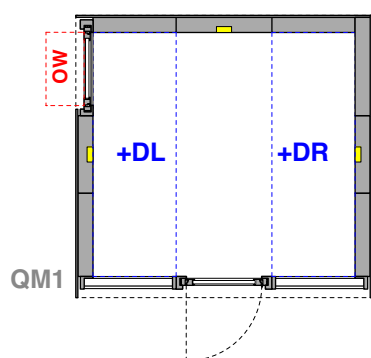
All prices include VAT, foundations and installation


Note: black decking is for illustration purposes only



Suitable for gardens with a width of 4m or more, the Quad Mini makes an ideal office for 1 or 2 people. Available in 9 configurations with a choice of a fully or partially glazed facade.



**Key:**

- OW** Opening window
- +DL** Optional oiled birch plywood desk on Left
- +DR** Optional oiled birch plywood desk on Right
-  Cut-out for double socket

Example ordering code: QM1 +DR

**Prices and Options:**

**QM1 and QM2** £14,500

**QM3** £15,250

**QM4, QM5, QM7, QM8** £14,000

**QM6 and QM9** £14,750

**Insulation upgrade** £250

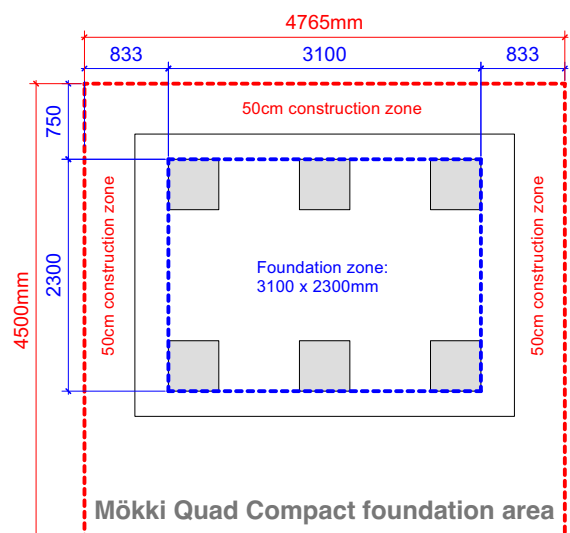
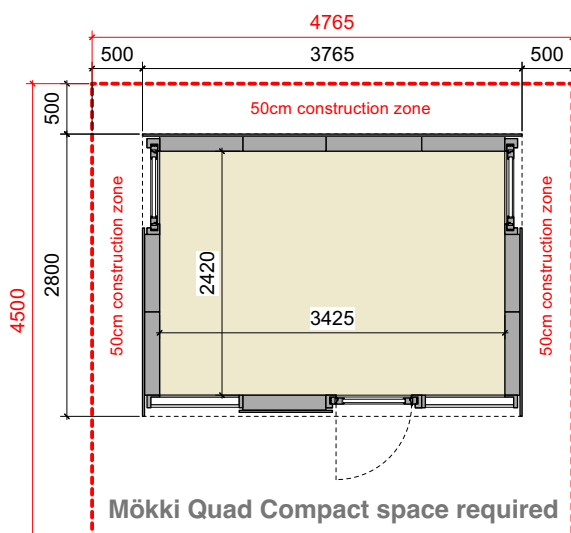
**Oiled birch plywood desk** £400

Delivery charges vary - please refer to final page

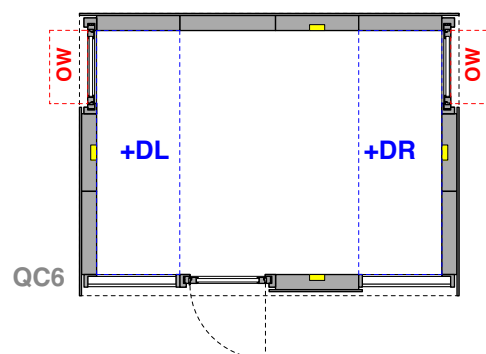
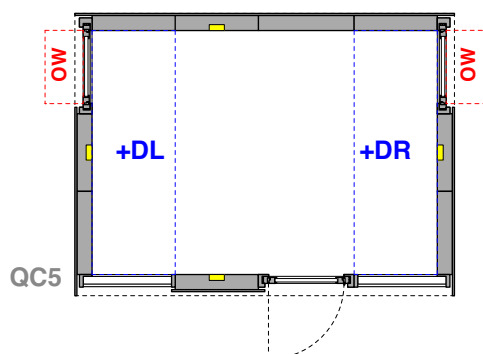
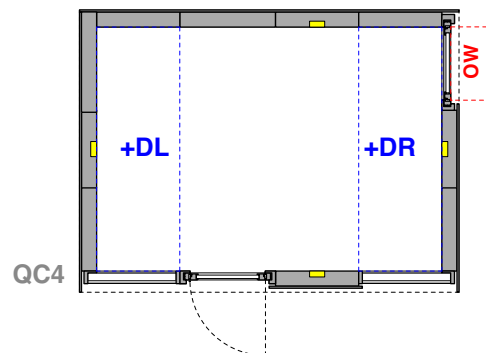
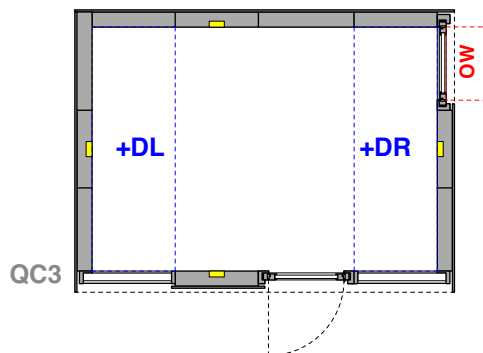
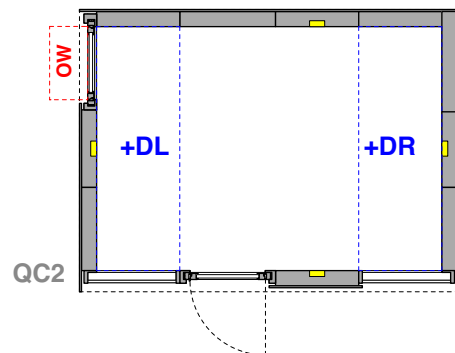
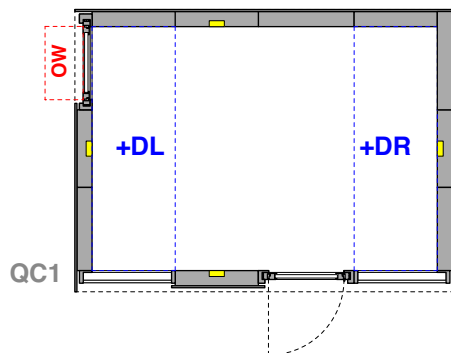
All prices include VAT, foundations and installation




Suitable for gardens with a width of 4.8m or more, the Quad Compact can easily accommodate a desk at one end and a small sofa bed at the other. Available in 8 configurations including a 2 door variety.





**Key:**

- OW** Opening window
- +DL** Optional oiled birch plywood desk on Left
- +DR** Optional oiled birch plywood desk on Right
-  Cut-out for double socket

Example ordering code: QC1 +DR

**Prices and Options:**

**QC1, QC2, QC3 and QC4** £16,750

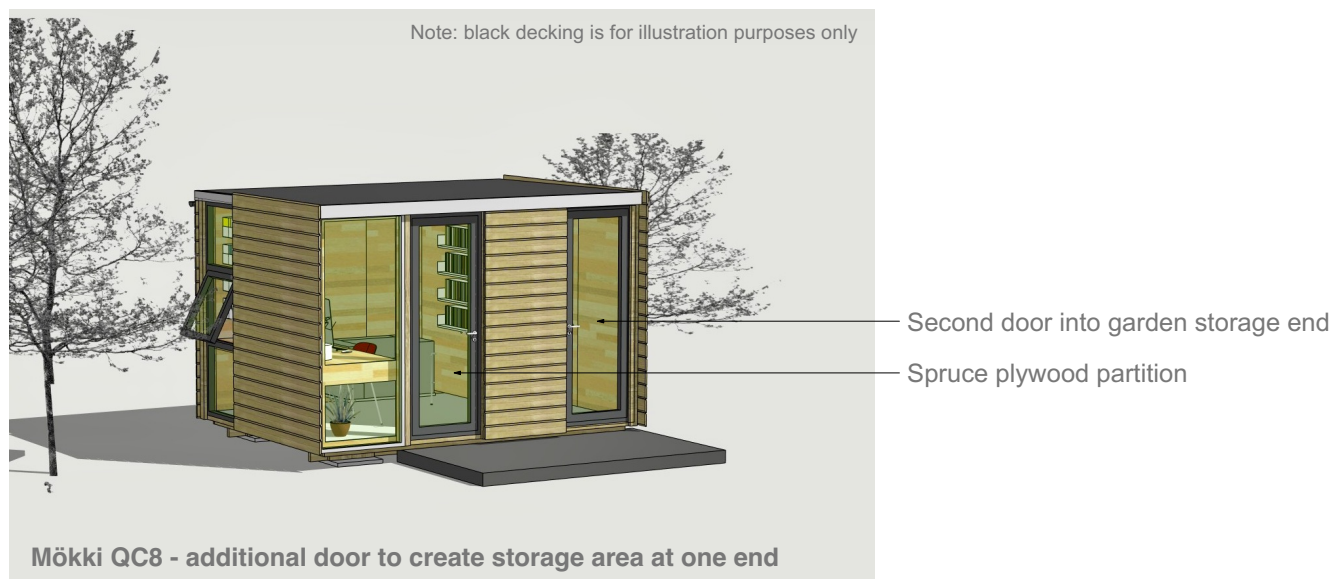
**QC5 and QC6** £17,500

**Insulation upgrade** £300

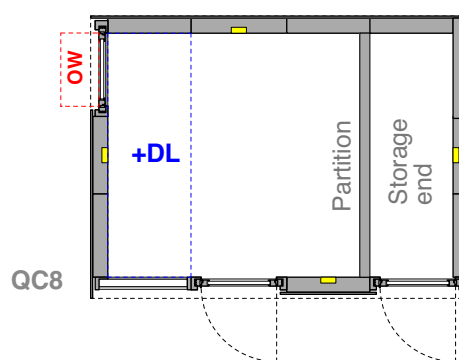
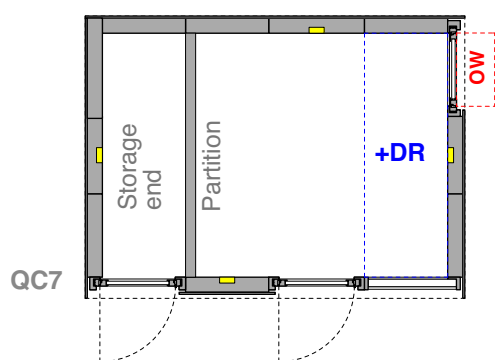
**Oiled birch plywood desk** £400

Delivery charges vary - please refer to final page


All prices include VAT, foundations and installation



This 2 door variation allows one end to be separated off for garden storage. The partition can be placed where you like depending on how big you want each side to be.



#### Key:

- OW** Opening window
- +DL** Optional oiled birch plywood desk on Left
- +DR** Optional oiled birch plywood desk on Right
-  Cut-out for double socket

Example ordering code: QC7 +DR +Partition

#### Prices and Options:

<b>QC7 and QC8</b>	<b>£17,000</b>
<b>Insulation upgrade</b>	<b>£300</b>
<b>Spruce ply partition</b>	<b>£400</b>
<b>Oiled birch plywood desk</b>	<b>£400</b>

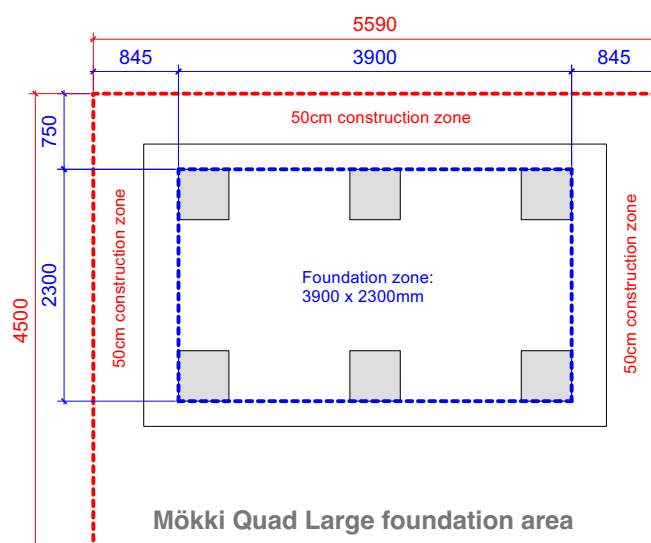
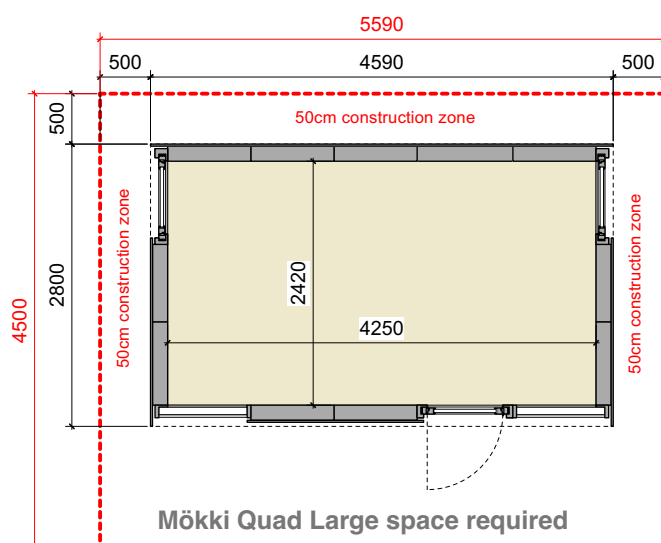
Delivery charges vary - please refer to final page

All prices include VAT, foundations and installation

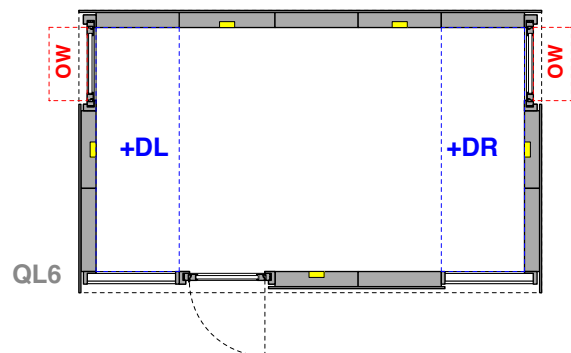
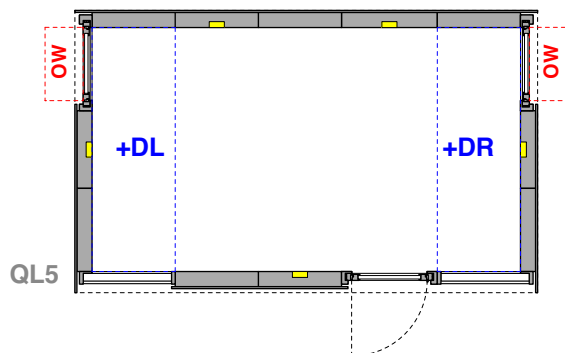
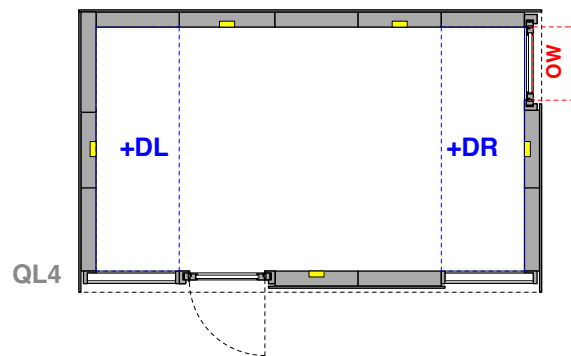
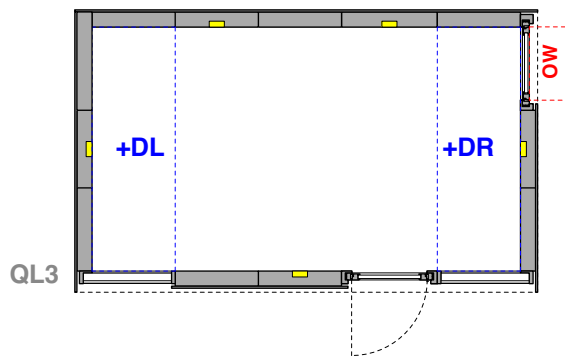
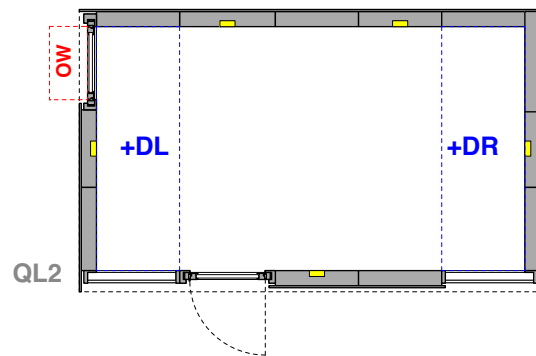
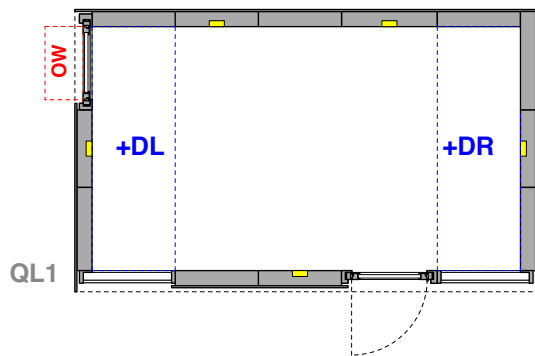



Our largest and most popular studio - If you have the space, the Quad Large will adapt to fit many uses over time. We have built these for artists, musicians, ceramicists, web-designers, architects, animators, graphic designers, schools and corporate clients too. They are also commonly used as guest rooms, gyms or teenage hang-out spaces. We typically build them in gardens that are over 5.5m wide but, if you need the space and don't have that width to play with, several times we have turned them 90 degrees so that the opening side window faces back towards the house.

Available in 12 configurations including a 2 door variety.





**Key:**

- OW** Opening window
- +DL** Optional oiled birch plywood desk on Left
- +DR** Optional oiled birch plywood desk on Right
-  Cut-out for double socket

Example ordering code: QL1 +DR

**Prices and Options:**

QL1, QL2, QL3 and QL4 £18,000

QL5 and QL6 £18,750


Insulation upgrade £350

Oiled birch plywood desk £400

Delivery charges vary - please refer to final page

All prices include VAT, foundations and installation

**Key:**

- OW** Opening window
- +DL** Optional oiled birch plywood desk on Left
- +DR** Optional oiled birch plywood desk on Right
-  Cut-out for double socket

Example ordering code: QL10 +DL

**Prices and Options:**

QL7 and QL8 £18,000

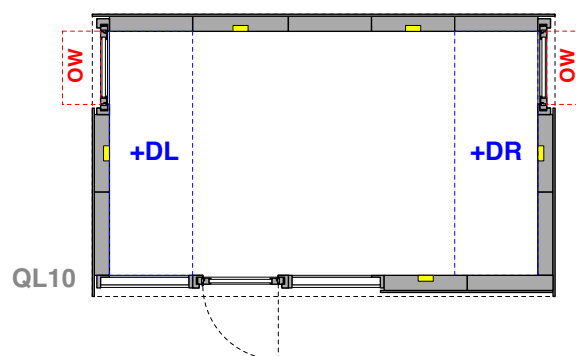
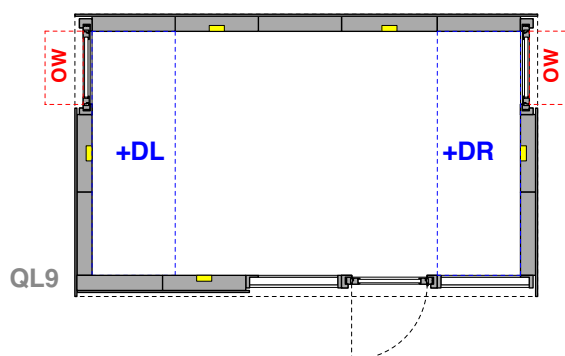
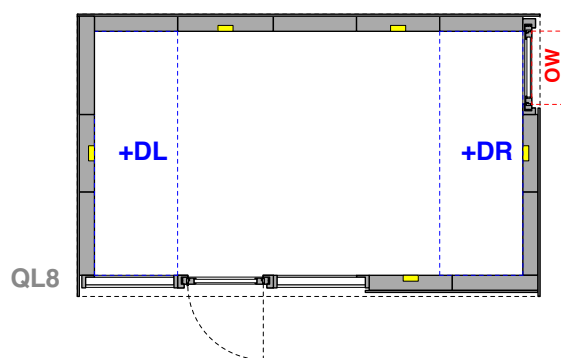
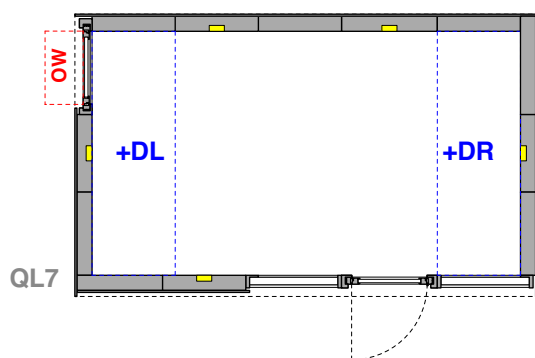
QL9 and QL10 £18,750

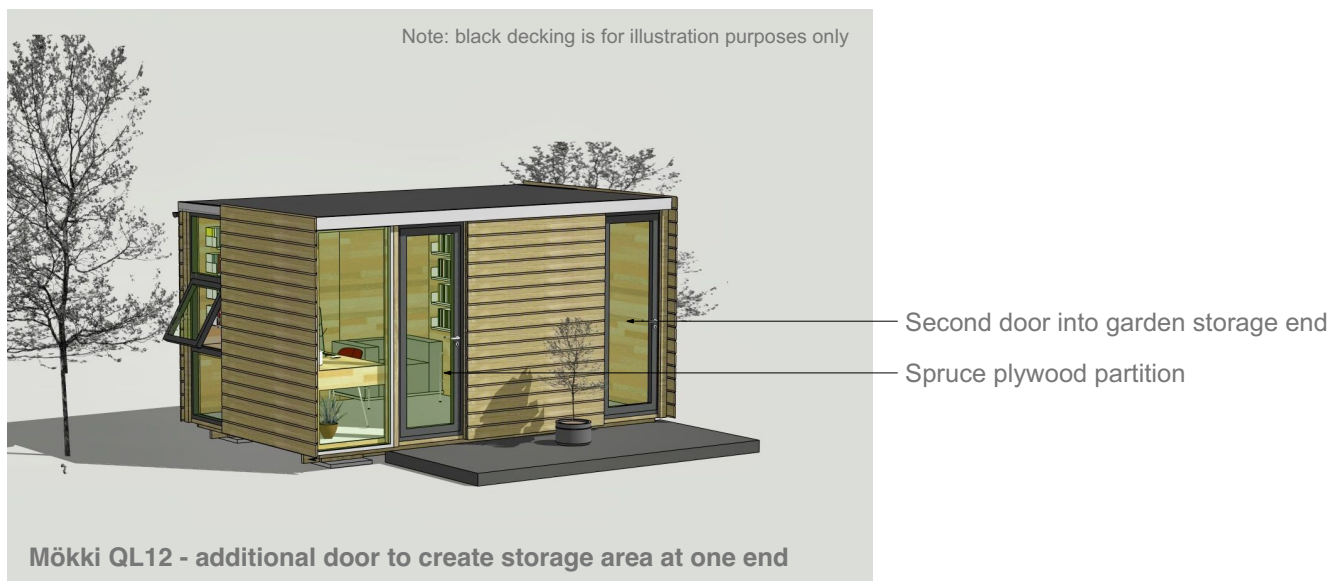
Insulation upgrage £350

Oiled birch plywood desk £400

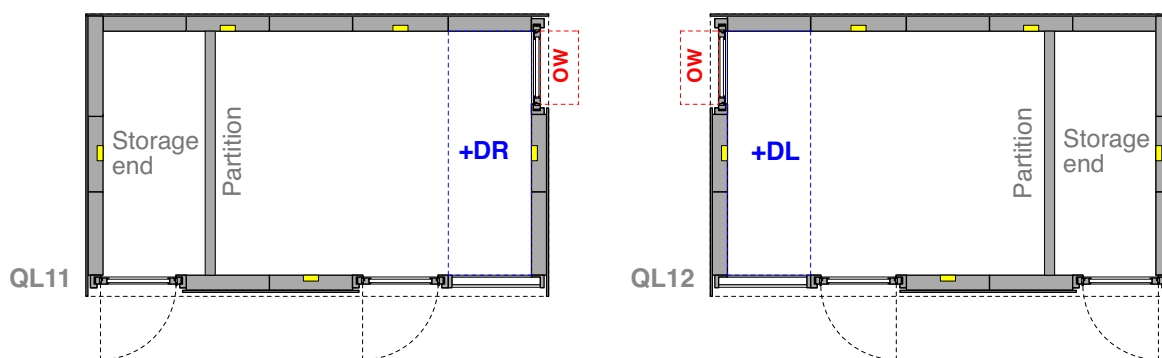
Delivery charges vary - please refer to final page

All prices include VAT, foundations and installation





This 2 door variation allows one end to be separated off for garden storage. The partition can be placed where you like depending on how big you want each side to be.



#### Key:

- OW** Opening window
- +DL** Optional oiled birch plywood desk on Left
- +DR** Optional oiled birch plywood desk on Right
- Cut-out for double socket

Example ordering code: QL 11 +DR

#### Prices and Options:

<b>QL11 and QL12</b>	<b>£18,250</b>
<b>Insulation upgrade</b>	<b>£350</b>
<b>Spruce ply partition</b>	<b>£400</b>
<b>Oiled birch plywood desk</b>	<b>£400</b>

Delivery charges vary - please refer to final page

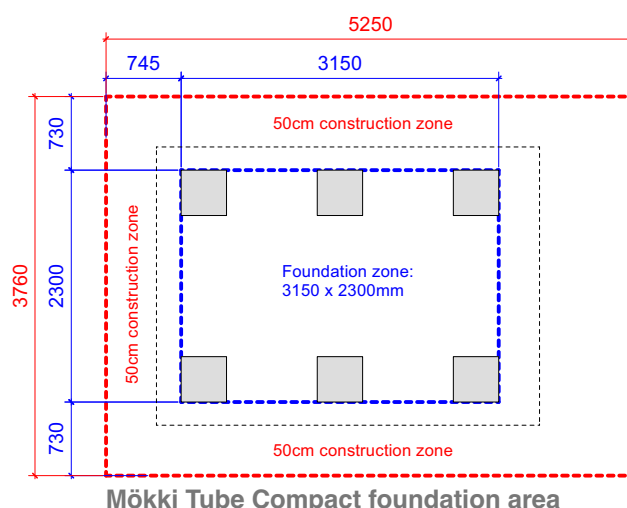
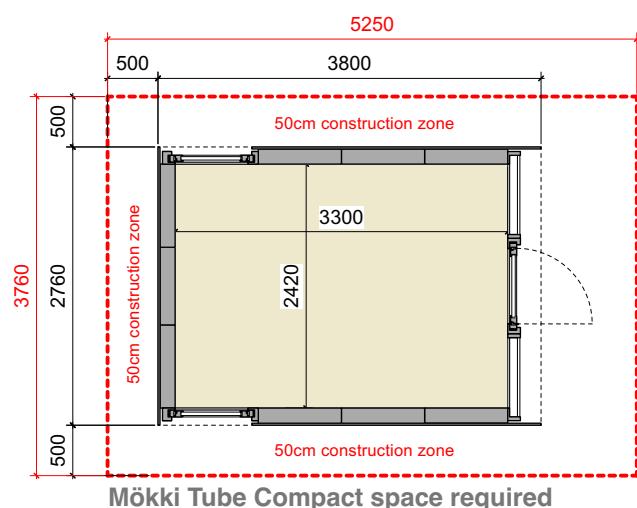
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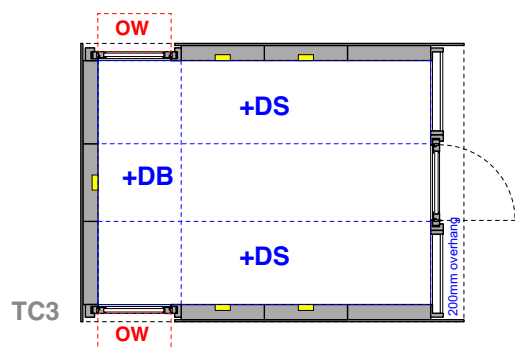
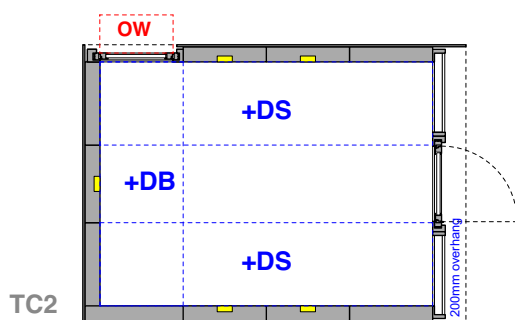
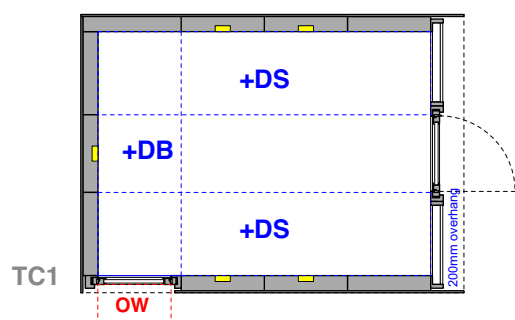





If you have a narrow but long garden our Tube models could be the answer. They fit in spaces that are only 3.7m wide and have glazing on the short side so one can have a view back towards the house. They provide approximately as much floor space as a Quad Compact and have a small protruding canopy to give some extra shelter to the door.

Available in 3 configurations.



**Key:**

- OW** Opening window
- +DB** Standard oiled birch plywood desk to back
- +DS** Extra long oiled birch plywood desk to side
-  Cut-out for double socket

Example ordering code: TC3 + DS

**Prices and Options:**

TC1 and TC2	£16,500
TC3	£17,250
Insulation upgrade	£300
Oiled birch plywood desk (DB)	£400
Extra long birch plywood desk (DS)	£750

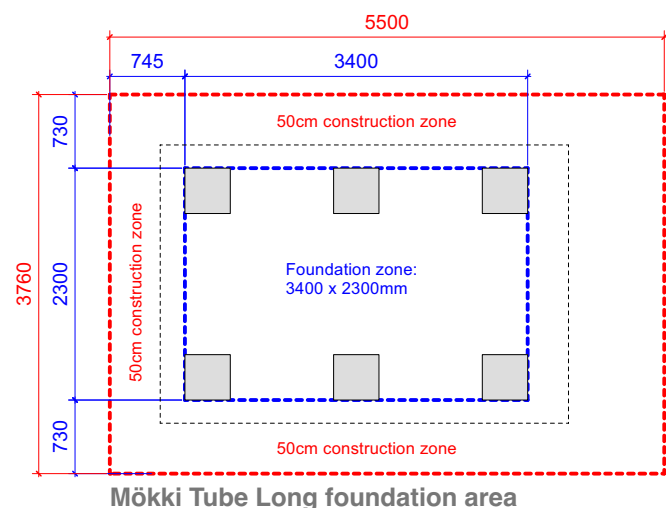
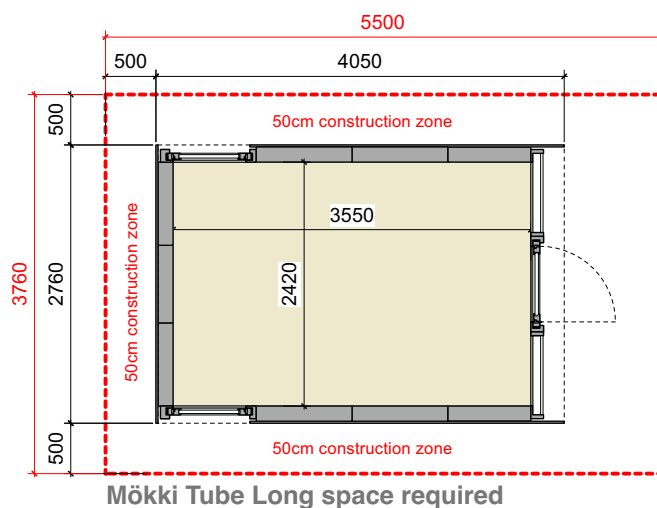
Delivery charges vary - please refer to final page

All prices include VAT, foundations and installation

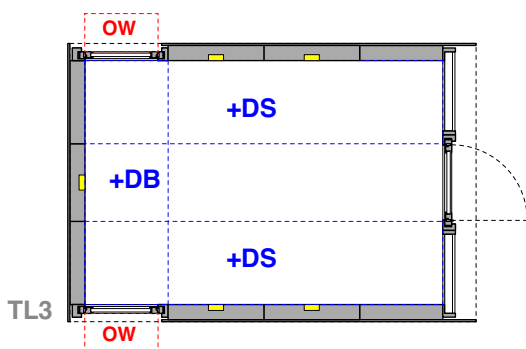
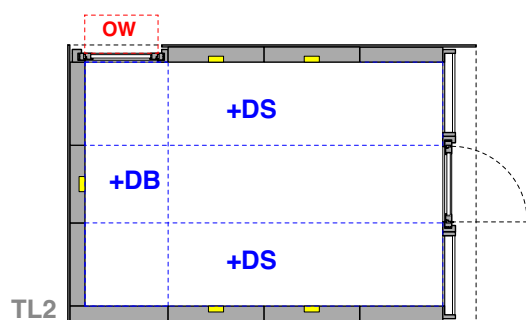
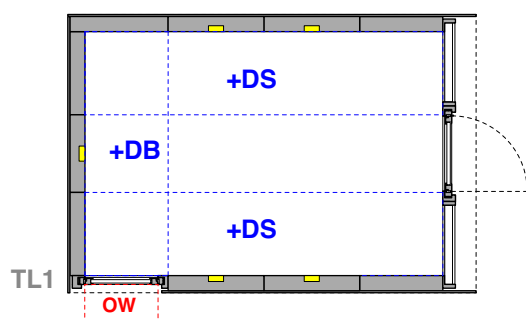



If you have a narrow but long garden our Tube models could be the answer. They fit in spaces that are only 3.7m wide and have glazing on the short side so one can have a view back towards the house. They provide approximately as much floor space as a Quad Compact and have a small protruding canopy to give some extra shelter to the door.

Available in 3 configurations.





**Key:**

- OW** Opening window
- +DB** Standard oiled birch plywood desk to back
- +DS** Extra long oiled birch plywood desk to side
-  Cut-out for double socket

Example ordering code: TL3 + DS

**Prices and Options:**

TL1 and TL2	£17,000
TL3	£17,750
Insulation upgrade	£350
Oiled birch plywood desk (DB)	£400
Extra long birch plywood desk (DS)	£750

Delivery charges vary - please refer to final page

All prices include VAT, foundations and installation

## Delivery Cost

Being based in Devon, a large part of our costs is in logistics. It takes 2 transit-sized vans to deliver a Mokki. For jobs that are far-afield we also need to accommodate our installation team for the night.

As a rule of thumb we charge £7.50 per mile travelled from Totnes. We will agree a price with you based on your address prior to taking an order.

Some examples:

Plymouth	- £180
Exeter	- £225
Truro	- £570
Dorchester	- £585
Bath	- £765
Bristol	- £840
Newport	- £915
Cheltenham	- £1030
Reading	- £1235
Oxford	- £1385
West London	- £1425
East London	- £1590
Brighton	- £1730
Cambridge	- £1835

All prices include VAT

## Payment Stages

Payment 1 - Deposit:	10% of base price	Payable at placing of order
Payment 2 - Pre-manufacture:	40% of base price	Payable approx 4 weeks before installation
Payment 3 - Pre-installation:	40% of base price plus extras	Payable approx 1 week before installation
Payment 4 - Completion:	10% of base price	Payable at key handover

All prices include VAT, foundations and installation.

Note: scalplings are to be supplied by the client.

## Decision Timescale

You don't have to have made all the decisions about window positions, sockets or other extras until we go into manufacture (approx 4 weeks before installation). Around that time we will send you a drawing for your approval that confirms the layout and other details.

## Lead-in times

Our studios are made to order. We are a small company with only one installation team so our lead-in times vary significantly depending on demand.

Minimum lead-in is approximately 8 weeks but please get in touch for the current situation. Jobs sometimes get delayed for various reasons so occasionally we have a slot to fill at short notice.

If you're in a hurry then please include a site address and some photos of the garden with your enquiry so we can get an idea of what's involved. Note that we only book in construction slots once we have received a 10% deposit.