



COMMERCIAL SPECIFICATION GUIDE

Specify the frame. Coordinate the whole project.

A decision guide for homeowners, garden-room businesses, builders, architects and developers comparing light gauge steel frame configurations, package routes and the information needed for a reliable quotation.

CORE PACKAGE	OPERATING BASE
Suitable ground screws + steel frame + professional erection	Blackburn, Lancashire Nationwide frame supply North West site support
Qualifying bundles can add selected cladding, EPDM roofing and roofline at discounted package rates.	Unit 1-3, Bridgewater Business Park, Blackburn, BB1 3EU

Issued 1 September 2026. Online reference information is indicative. Final drawings, structural information, availability, VAT treatment, delivery, installation scope and selling price must be confirmed in writing.

The frame is the structural core - not the finished building.

A useful comparison separates the steel frame from the foundation, floor, envelope, glazing, services and internal fit-out. A headline frame price cannot responsibly be compared with a completed-room quotation unless both scopes are written down.

Four buying routes

ROUTE	TYPICAL INCLUSION	IMPORTANT BOUNDARY
Frame only	Specified frame, supplied fixings/information and planned delivery.	Your team manages foundations, assembly and the building envelope.
Frame + erection	Specified frame and professional on-site frame assembly.	A ready, suitable foundation is required unless separately included.
Complete structural bundle	Suitable ground screws, specified frame and professional erection.	Ground, access, postcode, setting-out and design must be approved.
Bundle + exterior materials	Structural bundle plus discounted selected cladding, EPDM and roofline.	Glazing, insulation, services and fit-out remain separate unless quoted.

Professional frame erection is priced from the selected frame, foundation, access, location and programme. The written quotation confirms labour, travel, handling and exclusions.

Ten documented starting points.

Use external dimensions to check plot fit, internal frame dimensions to understand the structural clear area, and the height range to begin roof and planning checks. Finished internal space reduces after insulation and lining. Opening layout, door swings, furniture and equipment must be assessed before selection.

REF	EXTERNAL MM	INTERNAL MM	HEIGHT MM	KG	PUBLIC PRICE
Bespoke 001	7200 x 3500	6994 x 3294	2057-2308	873	GBP 3,378.78
Bespoke 002	5800 x 2800	5594 x 2594	2082-2357	659	GBP 2,296.32
Bespoke 003	4900 x 2600	4694 x 2394	2417-2690	720	GBP 2,728.76
Bespoke 004	7866 x 2866	7660 x 2660	2056-2430	1,069	GBP 4,109.86
Bespoke 005	4866 x 2866	4660 x 2660	2084-2430	731	GBP 2,494.22
Bespoke 006	3700 x 5500	3494 x 5294	2004-2430	854	GBP 2,919.09
Bespoke 007	6000 x 3000	5794 x 2794	2022-2353	784	GBP 2,705.79
Bespoke 008	6000 x 5000	5794 x 4794	2080-2350	862	GBP 2,964.40
Bespoke 009	8500 x 3500	8294 x 3294	2000-2437	678	GBP 4,136.48
Bespoke 010	6000 x 2900	5794 x 2694	2340-2449	767	GBP 2,136.18

Price basis: manufacturer public online frame references checked 1 September 2026. They are not a promise that every Forti Nova order will be sold at that exact total. Confirm current Forti Nova selling price, VAT basis, delivery, drawings and availability in writing.

Geometry follows the room.

Bespoke 001 | 7200 x 3500 mm

Starting uses: Large office, gym or multi-zone room. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 002 | 5800 x 2800 mm

Starting uses: Office, studio or flexible garden room. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 003 | 4900 x 2600 mm

Starting uses: Office, treatment room or compact studio. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 004 | 7866 x 2866 mm

Starting uses: Wide studio, office/lounge or entertainment. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 005 | 4866 x 2866 mm

Starting uses: Office, salon or internally-zoned studio. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 006 | 3700 x 5500 mm

Starting uses: Long office, gym or music studio. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 007 | 6000 x 3000 mm

Starting uses: Glazed office, gym or contemporary studio. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 008 | 6000 x 5000 mm

Starting uses: Large gym, office suite or multi-use room. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 009 | 8500 x 3500 mm

Starting uses: Extra-wide room, office/gym or entertaining. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Bespoke 010 | 6000 x 2900 mm

Starting uses: Office, garden bar or daylight studio. Check usable clearances after linings, opening positions, roof build-up, daylight, ventilation, acoustic needs and service routes before committing.

Ground screws are assessed - never assumed.

A credible screw layout needs ground conditions, intended loads, frame bearing points, levels, access and the base connection. Two rooms with the same footprint can require different screw types, quantities and layouts.

Information needed

Full postcode; site and access photographs; approximate levels; intended use; frame dimensions; known services, drainage or obstructions; proposed floor/base build-up; available structural information; and target programme.

Responsibility boundary

The written scope must state who confirms ground suitability, screw layout, installation tolerances, frame bearing points, base fabrication, damp and thermal detailing, and the connection between the supporting base and steel frame.

Do not proceed from a generic screw spacing diagram. Project drawings and the confirmed structural load path govern.

FRAME ASSEMBLY

Professional erection still needs a ready site.

Confirm delivery position, panel handling route, working space, lifting needs, storage, temporary stability, exclusion zones, weather constraints and interfaces with the foundation and following trades. Final supplied drawings and assembly information govern the erected configuration.

Performance comes from the whole build-up.

Thermal continuity	Steel conducts heat readily. Insulation continuity and thermal-bridge control must be deliberately designed at studs, floor edges, roof edges, openings and junctions.
Moisture control	Coordinate internal vapour control, airtightness, external breather layers, drainage and ventilation for the intended occupancy and climate. Avoid generic layer sequences without project assessment.
EPDM roof	Confirm roof dimensions, falls, deck, upstands, outlets, perimeter details, penetrations, compatible adhesives and drainage. The membrane is one part of the roof build-up.
Cladding	Quantities and details depend on elevations, openings, orientation, battens, cavity, trims and waste. Fire, boundary and maintenance requirements may affect selection.
Roofline + rainwater	Fascia, trims, gutters, outlets and downpipes need to match the real roof edge and discharge strategy rather than a simple perimeter allowance.
Openings	Doors and windows must be fixed into designed structural openings. Confirm frame tolerances, support, membranes, sill and head drainage, interfaces and actual unit sizes before manufacture.

Selected composite cladding, EPDM roofing and roofline can receive discounted package pricing when added to a qualifying ground-screw, frame and erection bundle. Eligibility, quantities, products and installation responsibility are confirmed in writing.

06 QUOTATION CHECKLIST

Send enough information to get a useful answer.

01	Project postcode and intended room use
02	Target external footprint and required finished internal area
03	Door, window and internal partition requirements
04	Access photographs and minimum route dimensions
05	Ground, level and existing-foundation information
06	Preferred standard configuration or drawings for bespoke review
07	Required route: frame only, erection, structural bundle or exterior-material package
08	Target programme and any fixed planning or delivery constraints

WHO OPERATES STEELFRAMES.CO.UK

Steel Frames by Forti Nova.

Forti Nova is an independent supplier, importer and distributor. It supplies specialist light gauge steel frame systems made by third-party manufacturers and can coordinate ground screws, erection, waterproofing and selected exterior products for suitable projects.

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Request a project and package quotation at steelframes.co.uk/project. Final drawings, approvals, scope, prices, tax treatment, delivery and responsibilities must be confirmed in writing.