

MO D PLEX™

Innovative, flexible modular buildings.

FROM  Sheds4U.co.nz





WHY MODPLEX™?

An untapped opportunity in New Zealand's market for a stylish, modular, flat-pack cabin solution inspired us to create these really versatile units that can easily be used as glamping spaces, studios, home offices, or extra bedrooms.

Our aim is to offer a product that's not only modern and visually striking but also incredibly simple to assemble.

We've also designed ModPlex™ units to be modular, which means they're highly customizable to suit different needs.

This modular approach lets you choose between lengths of 3.0m, 3.6m, and 4.2m and extend the width of the building in 2.4m increments. Flexibility that means you can tailor your space quickly and efficiently without compromising on style.

MODPLEX™ STUDIO

Our cleverly designed Studio's give you maximum space with minimal hassle. Check out how each one combines surprising roominess with the flexibility to stay consent-free (as long as you skip the bathroom and kitchen)!





STUDIO 300

PRICE	Starting from \$66,500 (shell only) including GST and North Island delivery!
SIZE	A roomy 3m wide by 7.2 m deep. Just about 21.6m² of space.

Surprisingly spacious inside and still no council consents needed, provided no bathroom or kitchen is installed! Each kit includes:

- Fully enclosed, with 5-rib roof and wall cladding in 0.40mm coloured steel
- 2.4m in height from floor level (FFL), with a 35° roof pitch
- Coloured steel ridging, barge and corner flashings
- Coloured steel 125mm box gutter (downpipes not included)
- White self-supporting underlay to the roof with plybrace to the walls
- 1 x Double glazed 2.2m W x 2m H entrance door with opening window
- 1 x Double glazed 2.2m W fixed angled window
- 2 x Double glazed 1.5m W x 1m H sash opening windows
- Sturdy 19mm thick plywood floor
- 1m alcove with 140mm Kwila decking & vertical ship-lap cedar lining
- Kitset comes pre-nailed but may require some additional nailing or screwing together
- ModPlex™ can be designed for all wind and snow loads in NZ – the standard design is based on 'high' wind loading.



STUDIO 360

PRICE	Starting from \$72,375 (shell only) including GST and North Island delivery!
SIZE	At 7.2m wide by 3.6m deep, this unit gives about 25.92m² of space.

So much you can do with it, and yep, still cracks the new granny flat regs (provided you don't fit a bathroom or kitchen). Each kit includes:

- Fully enclosed, with 5-rib roof and wall cladding in 0.40mm coloured steel
- 2.4m in height from floor level (FFL), with a 35° roof pitch
- Coloured steel ridging, barge and corner flashings
- Coloured steel 125mm box gutter (downpipes not included)
- White self-supporting underlay to the roof with plybrace to the walls
- 1 x Double glazed 2.8m W x 2m H entrance door with opening window
- 1 x Double glazed 2.8m W fixed angled window
- 2 x Double glazed 1.5m W x 1m H sash opening windows
- Sturdy 19mm thick plywood floor
- 1m alcove with 140mm Kwila decking & vertical ship-lap cedar lining
- Kitset comes pre-nailed, but may require some additional nailing or screwing together
- ModPlex™ can be designed for all wind and snow loads in NZ – the standard design is based on 'high' wind loading.



STUDIO 420

PRICE Starting from \$77,050 (shell only) including GST and North Island delivery!

SIZE 7.2m wide by 4.2m deep. Super spacious at 30.24m².

So spacious, yet still no council consents needed (bathroom and/or kitchen aside), and so much you can do inside! Each kit includes:

- Fully enclosed, with 5-rib roof and wall cladding in 0.40mm coloured steel
- 2.4m in height from floor level (FFL), with a 35° roof pitch
- Coloured steel ridging, barge and corner flashings
- Coloured steel 125mm box gutter (downpipes not included)
- White self-supporting underlay to the roof with plybrace to the walls
- 1 x Double glazed 3.4m W x 2m H entrance door with opening window
- 1 x Double-glazed 3.4m W fixed angled window
- 2 x Double glazed 1.5mW x 1mH sash opening windows
- Sturdy 19mm thick plywood floor
- 1m alcove with 140mm Kwila decking & vertical ship-lap cedar lining
- Kitset comes pre-nailed but may require some additional nailing or screwing together
- ModPlex™ can be designed for all wind and snow loads in NZ – the standard design is based on 'high' wind loading.



STUDIO 70

PRICE Starting from \$139,000 (shell only) including GST and North Island delivery!

SIZE 14m wide by 5m deep. No consent required* at 70m².

The ultimate Granny Flat right here, conforms to the new rules & regs and looks fantastic inside and out! Each kit includes:

- 5 Portals with 3.5m spacing
- Height: 2.4m (35° Pitch)
- 700mm Alcove for large bifold door into living area
- Roof and cladding is Coloursteel Linear 800 (0.40mm Steel)
- Coloursteel 125mm box Gutter (downpipes excluded)
- Coloursteel doors, windows, ridging, barge, gutters, corners and vermin flashings
- 19mm thick ply floor included
- Self-supporting white synthetic building paper to roof and walls
- 1 x 2m H x 6.9m W double-glazed thermal bifold door
- 2 x 2m H x 2m W double-glazed thermal ranch slider doors,
- 3 x 1m W x 1.5m H double-glazed thermal windows
- Kitset is pre-nailed but may require some additional nailing or screwing together.
- High-quality site-specific plans by SHEDS4U's inhouse drafting team
- This an Importance level 2 building, designed to suit all New Zealand wind and snow zones
- We can build if for you, starting from just \$48,995 +GST
- An internal framing/lining pack is also available, please call your sales rep to find out more.

*Conditions may apply – check with your local council if you are unsure. a PIM will need to be lodged with your local council – we can handle this lodgement on your behalf for a \$1500 fee (note: this does not include council fees).

Please note: Bathrooms and kitchens need consent. Price includes delivery anywhere in the North Island. For other regions, please get in touch.

MODPLEX™ MONO

Big ideas, simple setup and space that works around you. These Mono Kit Sets let you expand, customise, and enjoy without the red tape – fast, flexible, and consent-free if you leave out the kitchen and bathroom.





MONO 300

PRICE	A low \$52,725 (shell only) including GST and North Island shipping!
SIZE	Our large flat top unit at 7.2m wide by 3m deep, giving you 21.6m² of space.

This Mono size is a real winner with no council paperwork needed if there's no kitchen or bathroom. Each kit includes:

- 2.55m H from floor level (FFL) with a 5° roof pitch
- Fully Enclosed
- 5-Rib roof and wall cladding in 0.40mm coloured steel
- Coloured steel 125mm box gutter (downpipes not included)
- Sturdy 19mm thick plywood floor
- 1m alcove with 140mm Kwila decking & vertical ship-lap cedar lining
- White self-supporting underlay to the roof with plybrace to the walls
- 1 x Double glazed 2.2m W x 2.0m H entrance door with opening window
- 1 x Double glazed 1.5m W x 1m H sash opening window
- Kitset comes pre-nailed but may require some additional nailing or screwing together
- Importance level 2 building, designed to suit all wind and snow zones in New Zealand.



MONO 360

PRICE	Starting from \$60,850 (shell only) including GST and North Island shipping!
SIZE	Hugely popular size at 7.2m wide by 3.6m deep, and at 25.92m² .

Utilising larger 3m increments it's ideal for most applications. What's included in this kitset I hear you ask? Each includes:

- 2.55m H from floor level (FFL) with a 5° roof pitch
- Fully Enclosed
- 5-Rib roof and wall cladding in 0.40mm coloured steel
- Coloured steel 125mm box gutter (downpipes not included)
- Sturdy 19mm thick plywood floor
- 1m alcove with 140mm Kwila decking & vertical ship-lap cedar lining
- White self-supporting underlay to the roof with plybrace to the walls
- 1 x Double glazed 2.8m W x 2m H entrance door with opening window
- 2 x Double glazed 1.5m W x 1m H sash opening windows
- Kitset comes pre-nailed but may require some additional nailing or screwing together
- Importance level 2 building, designed to suit all wind and snow zones in New Zealand.



MONO 420

PRICE	Just \$64,370 (shell only) including GST and North Island delivery!
SIZE	7.2m wide by 4.2m deep, this is the biggest of these models at 30.24m² .

Spacious, versatile, and ready for your personal touch. This standout model delivers more room to move. Here's what's included:

- 2.55m H from floor level (FFL) with a 5° roof pitch
- Fully Enclosed
- 5-Rib roof and wall cladding in 0.40mm coloured steel
- Coloured steel 125mm box gutter (downpipes not included)
- Sturdy 19mm thick plywood floor
- 1m alcove with 140mm Kwila decking & vertical ship-lap cedar lining
- White self-supporting underlay to the roof with plybrace to the walls
- 1 x Double glazed 3.4m W x 2m H entrance door with opening window
- 2 x Double glazed 1.5m W x 1m H sash opening windows
- Kitset comes pre-nailed but may require some additional nailing or screwing together
- Importance level 2 building, designed to suit all wind and snow zones in New Zealand.

**WE'RE REDEFINING
COMPACT, MODULAR
LIVING WITH EASE
OF CONSTRUCTION,
FLEXIBILITY & SLEEK
DESIGN AT ITS CORE**

TALK TO US TODAY OR VISIT [SHEDS4U.CO.NZ](https://sheds4u.co.nz)

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