

# EXPRESS RANGE

## 12M X 2.4M OFFICE



## EXPRESS OFFICE INCLUSIONS

### STANDARD BUILD INCLUSIONS:

- ✓ **40ft High Cube (HC) Shipping Container** – New Build
- ✓ **Paint** – Touch-up welds, colour-matched to container
- ✓ **1 x PA Door** – Personal Access (PA) Door, 2040mm x 920mm
- ✓ **3 x Windows** – Aluminium-framed, 1200mm x 1200mm, black frame
- ✓ **Insulation** – 50mm Expanded Polystyrene (EPS) panels
- ✓ **Air Conditioning** – Teco 2.75kW Reverse Cycle Window/Wall – includes 1 single GPO
- ✓ **Flooring** – Modulate vinyl planks

### ELECTRICAL:

- ✓ **Lighting** - 3 x batten lights
- ✓ **Power Outlets** - 2 x double GPOs
- ✓ **Switches** - 1 x light switch
- ✓ **1 x Switchboard**
- ✓ **External Power Access** - 1 x junction box with 15amp caravan plug

**PRICE (EXCL. GST)\***

**\$29,990 + GST** or finance from **\$158.60 / week\***

\* **Price:** Prices listed cover standard inclusions exclusively and do not include GST or delivery charges.

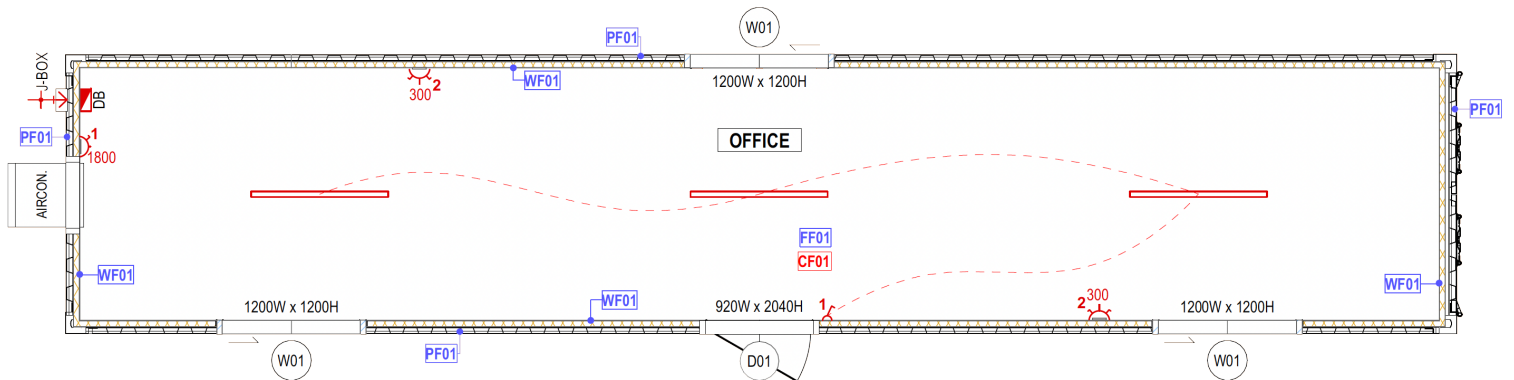
\* **Finance:** Estimated weekly repayments are based on a 7.50% annual interest rate over a 5-year loan term and are subject to credit approval, lender terms, and individual circumstances.

**MODULATE**



**1300 278 119**  
**modulategroup.au**

# EXPRESS OFFICE FLOOR PLAN



## BENEFITS OF THE EXPRESS RANGE

Modulate Group's Express Range is designed for businesses that need high-quality modular solutions—fast.

- ✔ **Manufactured in Days** – Our express range is built and ready to go within a few days, so you can have a functional space without delays.
- ✔ **High-Quality, Built to Last** – Engineered with durable materials, our buildings meet Australian standards and provide long-term reliability.
- ✔ **Hassle-Free Setup** – Delivered ready for use, minimising downtime and installation costs.
- ✔ **Cost-Effective Solutions** – Get premium-quality modular buildings at competitive prices, with transparent pricing and no hidden fees.

### ➔ EXPLORE MORE

Discover our full range of **pre-designed, ready-to-go** modular solutions.

Need something more tailored? We also offer **custom modifications** to suit your specific requirements.

# MODULATE

**GET YOUR EXPRESS  
OFFICE QUOTE TODAY .**

