



INSULATED GOLF SIMULATOR OUTBUILDINGS

FROM THE UK TO THE USA



Golf Sim Rooms has redefined the at-home golf simulator experience in the UK, setting industry-leading standards with insulated, modular buildings that can be installed in just days. With huge demand from US golfers and viral success online, we've now taken the leap across the pond.

Our US manufacturing partners and nationwide network of trained installers are ready to bring the same proven quality and innovation to golfers in America.

THE **SMARTER** WAY TO BUILD **YOUR** GOLF SIM



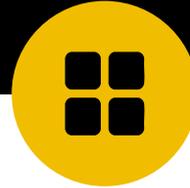
Fast Installation

Built in days - no lengthy construction delays



Fully Insulated

Practice your swing comfortably - all year round



Modular Design

Meaning faster installation & less disruption



Proven & Trusted

By hundreds of homeowners & businesses in the UK

From Quote to Tee-Off Simple & Seamless

1 **Enquiry**
Tell us about your space and requirements.

2 **Design & Quote**
Get a tailored proposal with visuals to suit your budget.

3 **Manufacturing**
Your modular panels are produced in the USA.

4 **Install & Setup**
Nationwide installers build your room & setup your sim.

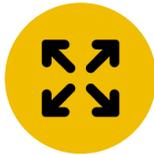


WHAT MAKES IT SO SPECIAL?

Built for strength, durability, and efficiency, our 26-gauge Galvalume® steel panels feature a 3.5” insulated core and WeatherXL™ finish for lasting performance. Engineered to withstand extreme conditions, T-Lock Panels give Golf Sim Rooms a professional look, superior comfort, and peace of mind.



Vast Choice of
External Finishes



Versatile Room
Shapes & Sizes

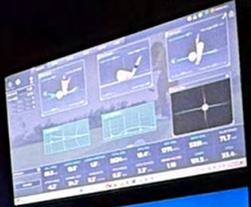


Suitable for use all
year round



Tested in Hurricane
prone locations





ROOM SIZES AND PRICING

Room Name	Room Size (External)	Full Structure, Installation & Sim Installation (Not including tech)
Small	10' x 16.6' (3m x 5m)	\$43,890.00 Including Delivery
Medium	13.3' x 20' (4m x 6m)	\$52,684.00 Including Delivery
Large	16.6' x 23.33' (5m x 7m)	\$61,291.00 Including Delivery

* Delivery costs & charges may vary based on location



YOUR PACKAGE

Every building comes with:

- Full-View Door (36" x 80")
- Bronze/Sand Exterior & Interior Finish (See next page)
- Gable Roof & Pre-Cut Wall Panels
- 2" Insulated Floor Panels
- External Lighting
- Professionally Installed by GSR
- Sealed for a weather-tight build

10
Year

Technology
Guarantees*

15
Years

Wall Panel
Warranty

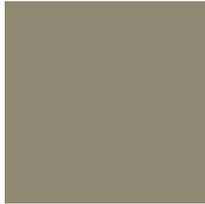
* Individual manufacturer warranties/guarantees may vary. For a full list of manufacturer warranties/guarantees please ask your GSR sales representative.

ENHANCE YOUR PROJECT

External Printed Finishes From \$325 /per side (Size dependant)



Florida Bronze
Included as Standard



Desert Sand
Included as Standard



Barnwood



Smooth Cedar
Coming Soon



Burnt Charcoal
Coming Soon



Medium Oak
Coming Soon

Other Upgrades



French Door
72" x 80"
+ \$1,110.00



Picture Window
3' x 3'
From \$490.00



Picture Window
4' x 4'
From \$770.00

WHATS IN YOUR SIM?

Every Golf Sim comes with:

- Fully Upholstered Bespoke Leather Wall Panels inc. White LED surround
- High Density Putting Grade Turf (Green)
- Internal lighting inc. Strike Light & Wall Lights
- SynLawn Tee Strike Plus - Tee Up Strike Mat
- Premium Dual Layer Impact Screen & Frame
- 43" 4K PC Monitor/Display
- Samsung B550 Soundbar & Subwoofer
- Bespoke PC Shelf/Cabinet
- Luxury Laminate Flooring
- All relevant AV/data cabling, adaptors & hardware
- Peripherals i.e keyboard & mouse
- Professionally Installed by GSR



POWER YOUR SIM

Launch Monitor



Foresight Falcon

\$14,999.00



ProTee VX

\$6,500.00



Foresight GC3

\$6,999.00

Projector



Optoma ZK430ST

\$3,429.00



Optoma ZK608TST

\$6,859.00



Optoma ZK810TST

\$15,439.00

Golf Sim PC



Performance

Inc. RTX5070 GPU

\$2,749.00



Performance

Inc. RTX5070TI GPU

\$3,049.00



Performance

Inc. RTX5080 GPU

\$3,949.00

Upgrades



RGB LED Upgrade

+ \$250.00



Bespoke Bar

From \$POA



Touch Screen Monitor

+ \$1,000



**Ready to take your game to the
next level?**

US Sales Representative

Harvey Ross

harvey@golfsimrooms.co.uk

+44 7714 192 449