



Kuboid

Redefining Self Storage



Consultancy




Design
& Planning



Manufacture
& Build



Aftercare



From concept to completion and beyond Kuboid is redefining the self storage construction experience.

— Andy O'Dell
Kuboid Chief Executive Officer



SHURGARD SELF STORAGE

SHURGARD
SELF STORAGE

ENTRANCE

Warning: Shurgard units have
no fire alarm



STORAG

Welcome to Kuboid. Your self storage expert.

At the forefront of redefining the self storage experience, Kuboid are specialists in the design, manufacture and construction of self storage facilities, servicing clients of all sizes across the UK and throughout Europe.

Working in close partnership with our customers across the continent, we take on challenges and transform spaces from initial concept through to completion, exceeding client expectations with our commitment to delivering the highest quality knowledge, products and services, at the best price.

As trusted self storage experts, our passion and dedication, along with a focus on customer excellence, give our customers the reassurance that we will always deliver the best self storage solution that will drive maximum return from their self storage facility.

We offer a full-service solution that alleviates the worry of sourcing multiple suppliers.

With specialised departments in consultancy, design and planning, manufacture and build, and aftercare, we provide a full range of self storage services and solutions for facilities large and small.

Offering long term value to our customers, we provide them with all the tools required to drive success in the self storage industry.





Consultancy

Taking our time to understand your exact requirements and aspirations, we consult with you on all areas of your project, advising on the specific services and solutions needed to bring your self storage vision to reality. Whatever your project size, we have the industry knowledge, skill, and expertise to deliver a facility that delivers in every way.



Manufacture & Build

Our highly qualified construction and fitting teams ensure that each facility meets our exceptionally high Kuboid 'no compromise' standards, from installing mezzanine floors and doors to applying the final finishing touches. Fully trained and in-house, our fitters use the highest quality materials throughout the construction process ensuring the delivery of a safe, durable and compliant installation.



Design & Planning

Our experienced design experts understand the importance of maximising your storage facilities' Net Lettable Area in order to deliver the best return on your investment. Working closely with you, our specialist team produces detailed technical plans and designs that take into consideration all aspects required to deliver your project, outlining full pricing, and expected income return.



Aftercare

We understand the value of providing support to you throughout the construction of your project, but it does not stop there. When partnering with Kuboid, you will have on-going access to our dedicated aftercare service, providing access to the latest industry trends and insights, sales and marketing support, as well as future build enhancements and restoration advice, ensuring your self storage facility continues to thrive.

At Kuboid, our values and principles fundamentally define who we are and how we work, shaping everything we do and how we do it.

Our core values are aligned with and support our Environmental, Social, and Governance aspirations and obligations.



Customer First
ethos underpins everything we do.



Deliver Quality
products and services, consistently.



Create Value
for our customers and investors.



Ethical and Responsible
business with customers, suppliers, and authorities.



Empower and Transform
our employees to be the very best they can be.



Foster Diversity and a sense of belonging within the workplace.



Work-Life Balance that is complimented by a fun and vibrant culture.



Give Back to less privileged communities.



Drive Sustainability at every opportunity.



Embrace Innovation
across our products, services, people, and processes.





Why

invest in self storage

Over recent years, the self storage industry has become very popular across the UK & Europe, proving to be a resilient and robust investment for many businesses and entrepreneurs. Whether it's a new business venture or the expansion of an existing facility, there is a wide range of benefits that make this industry a particularly attractive choice amongst many.

Return on investment – Transforming an existing property into a self storage facility can increase the overall property yield, and in turn, return exceptional returns.

Low maintenance - Requiring minimal maintenance, a self storage facility uses durable and long-lasting products and has minimal footfall which means that the general upkeep of the facility is minimal.

Maximise every inch - Due to the wide range of innovative storage solutions available, no matter the size or footprint of your space, storage capacity can be maximised to its full potential.

Low staff requirement – Many self storage facilities operate with a minimum of one or two members of staff, with some automated facilities only requiring security, which further reduces headcount.

No matter the size of your space, the self storage industry continues to demonstrate its on-going benefits, with a many operators reaping the rewards of running a successful facility.

Why

do people use self storage

The self storage industry is fuelled by consumer demand. Primary sources being individuals and small businesses.



Lack of space



Moving house



Downsizing



Seasonal possessions



Business storage



Travelling



Decluttering



Vehicle storage

Kuboid transform spaces for first time operators to larger corporate chains with multiple facilities.

We have proudly been trusted to deliver over seven hundred self storage projects across the UK and Europe over the last 17 years, transforming a range of spaces into profitable self storage facilities.

Having worked with a wide range of customers including private equity firms, national self storage chains, as well as landowners and entrepreneurs, we pride ourselves on the close relationship we build. We ensure that our customers have the knowledge and tools required to launch and maintain a successful self storage facility.





With an enviable reputation for exceeding expectations, don't just take our word for it, scan the QR code for a first-hand account from our customers.



ARDEN SELF STORAGE CASE STUDY

Arden Self Storage is 100 per cent let and delivering an exceptionally high return

Location: Solihull, England
Range of Unit Sizes: 25 sq ft to 100 sq ft
Door Colour: Forest Green
Door Trim Colour: White

Scope of works: Partitioning, mezzanine, fire protection, electrics, stairs and floor painting.

Farmer, Robert Cooks, diversified into self storage by repurposing some of his land in 2007, when his existing revenue stream from producing milk became unprofitable. A few years later, due to customer demand, he wanted to add an extension to the facility and invited four companies to tender. Kuboid impressed him the most due to the high level of experience and the can-do attitude of the team.

Kuboid conducted a site survey and designed a self storage solution to maximise the available space for the best return. This included the various unit sizes and partition system, positioning of mezzanines and stairs, fire regulations, automatic lighting and security. Each unit is alarmed and customers have their own keypad number for 24/7 access.

Robert was impressed by the team's commitment in delivering the job to the highest standards, on time, and within budget.

Today Arden Self Storage is 100% let and is generating a far higher return on investment compared to farming. Robert says he and his wife have a much better quality of life, with weekends and bank holidays freed up. The financial security has put his family in good stead for the next two generations.

"I would recommend Kuboid. They deliver on time, give great support, and are competitive. They stick to what they say. I don't know how any other company could have helped us at Arden Self Storage better than Kuboid did."

*Robert Cooks
 Owner, Arden Self Storage*



SHURGARD CASE STUDY

Kuboid delivers two monster builds with the largest owner and operator of self storage facilities across Europe

Location: Chiswick & Tottenham, England

Range of Unit Sizes: 16 sq ft to 275 sq ft

Door Colour: White

Door Trim Colour: White

Scope of works: Partitioning system, swing and roller doors, soffit panels, security mesh, corner and kicker guards, external garage units.

Shurgard, the largest provider of self storage in Europe, partnered with Kuboid to deliver various small projects across London. The self storage giant was impressed with Kuboid's commitment to each project and quality of materials, and as a result, they decided to partner with Kuboid for two ambitious sites in the London market: Chiswick and Tottenham.

The Chiswick project was particularly challenging, involving nearly 1,200 units spread across eight floors, with a tight deadline set by Shurgard. Shurgard's directive was clear: the project had to be completed quickly to start generating revenue. Kuboid, leveraging nearly two decades of experience undertook thorough planning and got to work.

The team's expertise and efficiency shone through as they navigated the challenges of the build, and Kuboid not only

met the strict deadline but did so with a level of quality that exceeded expectations.

Just two weeks later, Kuboid began the Tottenham project, consisting of almost 1,300 units. Demonstrating their commitment to high standards, Kuboid completed this project ahead of schedule, much to the delight of Shurgard. The timely and high-quality completion of both projects highlighted Kuboid's capability and reinforced Shurgard's satisfaction with their partnership.

"Whether it's 1 unit or 2000, we have the capability to deliver anything from the smallest to the largest projects across the UK and Europe."

Chris Fletcher
Head of Sales and Marketing



NESTA STORAGE CASE STUDY

Nesta and Kuboid continue partnership with delivery of fifth self storage facility

Location: Kilbarrack, Ireland
Range of Unit Sizes: 25 sq ft to 200 sq ft
Door Colour: Poppy Red
Door Trim Colour: White

Scope of works: Partitions, mezzanine, lockers, 800 individually alarmed units and staircases.

Nesta is Ireland's biggest and oldest self storage provider. In 2020 it acquired its fifth site, the former headquarters of a car parts distributor in Kilbarrack. The warehouse was in the right location close to a residential area but needed a lot of work both inside and out.

Nesta chose Kuboid to deliver this latest facility as we had worked together on their previous self storage schemes and had a strong relationship. We sent a dedicated team to Ireland to deliver the project, which included 800 individually alarmed storage units, lockers, mezzanine, and staircases. Collaborating closely with Nesta, we oversaw the site survey, design, planning permission, construction, and aftercare.

The facility has beaten Nesta's expectations. The first phase was expected to reach 80 per cent occupancy within 18-24 months but it just took nine months. Kuboid were quickly

re-appointed to deliver the second phase. Nesta credit Kuboid for not only delivering a quality product on time and to budget, but for also being a big part of their overall growth over the last 3-5 years.

"Kuboid's customer service is excellent. We have built a great relationship with the team and we're on first name terms. My biggest fear initially was that they were based in the UK and we're in Ireland and how that relationship would form. But it was totally fine"

Lydia Finn
 Commercial Manager, Nesta



BIEN SÛR CASE STUDY

French operator chooses Kuboid over local alternatives to help with complex build

Location: Maurepas, France
Range of Unit Sizes: 1m² to 34m²
Door Colour: Forest Green
Door Trim Colour: White

Scope of works: Partitioning system, swing and roller doors, soffit panels, security mesh, corner and kicker guards, electrics, fire protection, external staircase, floor painting.

Matthieu, founder of Bien Sûr, a self storage company located in the suburbs of Paris, was on the lookout for a reliable partner to assist in the fit out of his new facility. His search led him to Kuboid, a company he discovered through an industry conference and a recommendation from a friend.

The project presented multiple challenges, so Matthieu needed a company he could trust with years of expertise. After speaking to the team at Kuboid, and a local alternative, he decided to partner with Kuboid because he felt like they met his requirements, they delivered a great price, and could build the project within his timescale.

The project presented multiple challenges. The building's slab was not strong enough to support a two-floor mezzanine, so piles had to be installed. The piles, long screws about four meters in length, needed to be precisely placed to act as foundations for the mezzanine while adhering to specific constraints, including proximity to walls.

Additionally, French building regulations required the implementation of a smoke exhaust system, necessitating the construction of two types of chimneys – one for air intake and another for smoke exhaust. For the first time, Kuboid had to design and build a mezzanine around chimneys, adding complexity to the project.

Despite the building's constraints and regulatory requirements, Kuboid's designers came up with innovative solutions that addressed all the challenges. Matthieu couldn't be happier with the project, and explains that customers are extremely impressed with the quality of the build, resulting in a very high conversion rate.

"Kuboid were extremely fast in doing the design. They were working in parallel with another company, but Kuboid was just much faster."

Matthieu Burnand-Galpin
 Founder



FLEXBOX CASE STUDY

Switzerland's leading self storage provider partners with Kuboid for huge facility expansion

Location: Geneva, Switzerland

Range of Unit Sizes: 16 sq ft to 200 sq ft

Door Colour: Tangerine Orange and Cornflower Blue

Door Trim Colour: White

Scope of works: Partitioning system, swing and roller doors, soffit panels, security mesh, corner and kicker guards, electrics, fire protection, building control, floor painting.

Flexbox is the leading self storage provider in Switzerland, with a total of 8 facilities. Store Manager Ludwig, discovered Kuboid through an advertisement in an industry magazine and decided to reach out to discuss the company's exciting expansion plan.

Initially, Ludwig and the Managing Director of Flexbox, Jean-Michel Hamdi, were hesitant to order materials from a foreign supplier. However, Kuboid's Head of Sales and Marketing, Chris, reassured them by visiting the site twice to conduct a thorough site survey, ensure accurate measurements, and address any concerns.

Ludwig and Jean-Michel were impressed with Kuboid's responsiveness and attention to detail and their minds were soon put at ease. Recognising Kuboid's ability to handle complex projects, they decided to partner with the self storage experts for the next four facilities.

The construction process was ambitious, as two facilities were built simultaneously. However, Kuboid's experienced team rose to the challenge, addressing any emerging issues by deploying additional resources and optimising workflows. The team's proactive approach ensured that the projects stayed on track, allowing the facilities to meet their opening dates without compromising on quality.

Flexbox were so impressed with the completed builds that when a French operator reached out to learn about their experience, they gave such a glowing review that the new operator decided to partner with Kuboid as well.

"It's been a very easy process, very efficient, and everything went according to plan. It brings a peacefulness when you work with such a company."

*Jean-Michel
Managing Director*



A.H TRIPP & SON CASE STUDY

150-year-old removals giant celebrates successful leap into self storage

Location: Beaconsfield, England
Range of Unit Sizes: 16 sq ft to 200 sq ft
Door Colour: Black
Door Trim Colour: Red

Scope of works: Partitioning system, swing and roller doors, soffit panels, security mesh, corner and kicker guards, electrics, fire protection, mezzanine, stairs, floor painting.

For over a century, A.H Tripp & Sons, a family business, has evolved with the times, transforming from a horse-and-cart removals operation to a modern logistics service with lorries and vans. Almost three years ago, the A.H Tripp & Sons team decided to delve into self storage to enhance their services for their customers.

Their journey into self storage began with containerised storage, but they soon realised they wanted to utilise the space at their depot more effectively. This led them to contact Kuboid to fit out a self storage facility.

The venture into self storage required overcoming numerous challenges, particularly given the age and history of their building. Every panel needed custom sizing on-site to maximise available space, a task that demanded precision and expertise. Additionally, constructing a custom ramp and

addressing various structural issues were crucial to preparing the facility for customer use.

Throughout every step of the process, Kuboid provided solutions and support, helping their partner smoothly transition into the storage scene. Today, A.H Tripp & Sons stands as a one-stop shop for removals and self storage, and they couldn't be happier with the final result.

"We were completely fresh in the self storage scene, and Kuboid helped us every step of the way."

*Chris Hotton,
Commercial Manager*

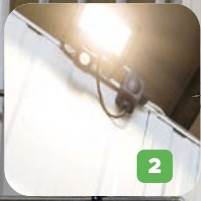


TRANSFORMING SPACES ACROSS EUROPE



D2K30





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Products

1. Colour branded lifts
2. Motion sensor lights
3. Single swing door
4. Staircase
5. Soffit panels
6. Smoke detector
7. Mezzanine floor
8. External partition
9. Wall guard
10. Double swing door
11. Security system
12. Manual or Automated latches
13. Kicker guard
14. Corner guard
15. Security mesh
16. Internal partition

Offering a comprehensive range of quality products and solutions, ideal to suit your self storage needs and requirements.

Our flexible self storage solutions range from mezzanine floors and stacker systems, to Kubox portable storage units and compact lockers, allowing you to maximise every available inch of your space.

Whether you are looking for an all-in-one comprehensive design and build service or simply require product supply only, we have the resources and expertise to deliver.



Partitions

Our durable, high-gloss white partitions form the base structure of each storage unit and provide a fantastic first impression for your customers.

- High-tensile making them dent-resistant
- Fixings safely hidden inside U-Channels
- High quality corrosion-resistant materials
- Long-lasting with minimal maintenance



Doors

All our doors are manufactured entirely from steel with strength and durability in mind and are available in a range of colours to complement your facility's brand identity.

- Swing door and roller door options
- Available in range of standard and bespoke sizes
- Long lasting with limited maintenance
- Extensive product warranty

We also offer a range of industry latches, providing maximum security and protection for your customers' items.



Mezzanines

Our mezzanine floors offer an effective solution for creating additional space and can easily double the floor area of your facility to maximise your storage capacity.

- Double your floor space to create extra revenue
- Freestanding, to reduce the cost of building rates (only applies in the UK)
- High strength and durable
- Low maintenance



Stacker Systems

Stacker systems are perfect when a full mezzanine floor is not practical. They can be installed on top of an existing foundation to increase the storage capacity by maximising the available vertical space.

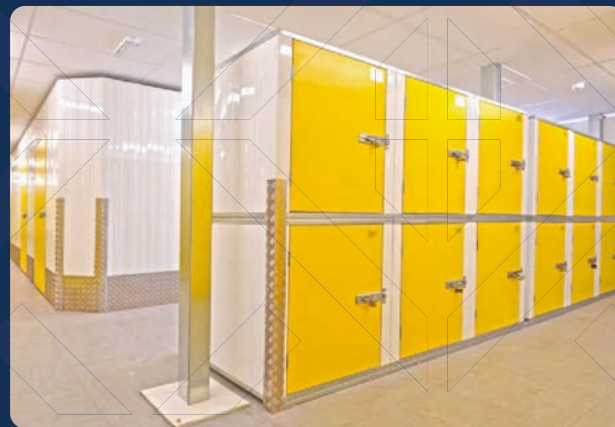
- Add an extra floor without a full mezzanine
- Rolling staircase
- Space saving



Reception & Offices

First impressions count and, most certainly last. This is why it is crucial that your reception area is warm, and inviting and sets the right tone for the rest of your facility.

- Central hub
- Welcome and greet customers
- Showcase your facilities brand
- Increase revenue by selling add-on products



Lockers

Available in various sizes, lockers are a great way to fill small areas and maximise space, and are particularly popular with students to store goods out of term time.

- Quick and easy to install on site
- Modular in design utilising small spaces
- Ability to stack lockers
- Available in a range of different heights
- A range of colour options available

External Storage Units

Whether you're new to the industry, want to start small, or have unused land that you want to utilise, our completely bespoke external storage units provide a flexible and cost-effective solution.



Indicative Unit Specification

- Height - 2.6m (High eaves)
- Width - 3m
- Pitch - 4°
- RSD Opening - W2.5m x H2.1m (Door not supplied)
- All flashings and external cladding Plastisol

Steel Frame Construction

- Fully bolted, portal frame
- Fully bolted 'C' section sheeting rails at maximum centres of 1,500mm

Cladding and Partition

- 0.5mm cladding on the roof with anti-con
- 0.5mm cladding on the external walls
- Drip flashing and rear elevation
- Alu-zinc partitions

FEATURES

- Can be installed individually or a full structure separated by partition in a terrace formation
- Weather resistant plastisol coated walls
- Safe and secure fixed structure
- Anti condensation roof cladding

BENEFITS

- Maximise your lettable space and rental income
- Available in a range of options and colours
- Manufactured from high-quality materials
- Perfect for utilising unused land
- Easily accessible

Design your own self storage facility with our free 360° unit visualiser tool.



Scan the QR code and start your self storage journey today and bring your vision to life by choosing from our wide range of products and colour options.



Security & Safety



Paris Latch

Available for both swing and roller doors, our Paris latch offers flexibility with uncompromised protection, guaranteed to provide maximum security.



Berlin Latch

Designed to be used on swing doors, Berlin latches are unintrusive, whilst providing a secure solution that effectively protects your customers belongings.



Automation

As technology continues to evolve, automated locks have become an increasingly popular choice. Automated access control allows facilities to reduce overall running costs by minimising the need for additional onsite staff and thus maximise profits.



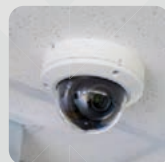
Padlocks

Rigorously attack tested both in-house and independently, our high-security padlock range is designed to keep your property safe and secure.



Access Control

Keep your premises safe at all times with our self storage Access Control Systems, putting you in control of who is on site, where they can access, and at what times.



Security

Using the very last HD vision technology and giving total visual security allowing 24/7 viewing worldwide through your mobile device.



Smoke Detection & Fire Alarms

We provide installation of a wide variety of ceiling tiles and system grid protection, conforming to each buildings international regulations.



Security Mesh

Provides security to storage units underneath raised ceilings and conforms to fire safety regulations for smoke ventilation.

Accessories



Kicker & Wall Guards

Providing protection against trolley damage to corridors, our kicker and wall guards are available in Chequer Plate Aluminium, Bright Propeller Plate Aluminium or Galvanised Steel, with a standard height of 300 mm or any height up to a maximum of 1,250 mm.



Corner Guards

Available in Chequer Plate Aluminium, Bright Propeller Plate Aluminium or Galvanised Steel, corner guards have a standard height of 1,250 mm and can also be increased to the height of a full partition system if required.



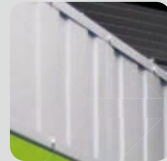
Soffit Panels

Fitted in corridors below high roof voids, soffit panels not only reduce the amount of lighting required but also can eliminate the need for expensive cable trunking and hide unsightly roofs. Standard size 800 x 2,500 mm.



Goods Lifts

Whether you're looking for Goods Only or Full Passenger we can provide a wide variety of tailor made lifts to suit your requirements.



Electrics & Lighting

Conducting all general lighting, emergency lighting and smoke detection installations, our fitters are fully accredited and certified through NICEIC recognition.



Floor Painting

Applying a sealant protection to your concrete floor and decking boards, painted floors also enhance the look and feel of your self storage facility.



Signage and Print

High-quality traditional and digital printing methods tailored to meet the unique needs for both large and small self storage businesses.

Additional Services



Store Software

Bring your self storage business online with a 24/7 customer-facing booking flow. This automated store management software comes equipped with a range of features designed to make running your business easier.



Insurance Solutions

We offer a diverse range of specialist insurance solutions that are designed to safeguard your self storage investment, including risk management services and claims handling.



Financing

Our range of self storage finance options provides our customers with flexible solutions, ensuring they have the necessary funding to start or expand their self storage business. Whatever your business needs, we have you covered.



Marketing


We've developed extensive self storage marketing expertise and industry knowledge which allows us to assist our customers in growing faster online and increasing their ROI. Whether you are a first-time operator or an established one, our marketing experts are here to help you reach your goals.

We offer a wide range of additional accessories and services to help **take your self storage facility to the next level.**

Have a project in mind?

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 info@kuboid.co.uk

 kuboid.co.uk

Contact our expert team today to discuss your self storage design and build requirements in more detail, or to make an appointment to visit our showroom.

Find us on:     



Kuboid

Redefining Self Storage



Consultancy



Design
& Planning



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Aftercare