



“It became quite clear when we sat down with Kuboid, this was the team we needed to deliver our full project.”

- Jamie and Paul Budding, Owners

Industry partners deliver cutting-edge, tech-driven facility that’s secure and future-proof.

Location: Hull, UK.

Solution: Design and delivery of a future-proof self storage facility for first time operators.

Results: Customer looks forward to continuing partnership with Kuboid for the next phase.

The challenge

In the heart of Hull, a building once dedicated to the sale of safety work-wear and tools has been transformed into one of the city’s most modern self storage facilities. Owners Jamie and Paul Budding recognised the site’s potential and made the strategic decision to diversify into self storage.

Their goal was to create a modern, secure, and future-ready facility while maximising the site’s revenue potential. The building required a complete redesign and upgrade to meet industry standards for storage, security, and customer convenience.

“We knew we had a great location, and a great building, but we were not capitalising on it. We attended an industry event, and it was recommended that we spoke to self storage experts, Kuboid.”



The solution

Kuboid was brought on board to deliver the project from concept through to completion, guiding the owners through each stage and ensuring the new facility met their ambition for a secure and future-ready operation. The transformation included the installation of mezzanine floors to unlock additional rentable space across two levels, along with a total of 200 storage units.

These units included double-stack lockers, an approach that allowed the owners to target both long-term customers and those with smaller storage needs, such as students.

“The advantages of the lockers from an operators perspective is that you can charge twice for the same footprint of space, and you can gain the student population.”

Security was a priority, and Kuboid partnered with PTI Security Systems to install a tailored access control system, enabling unmanned operation if required.



Customers can access the site, the building, and individual units using a mobile phone app with Bluetooth functionality. Kuboid also oversaw the full electrical installation, fire protection systems across both floors, and an external staircase for safe access. Every stage was delivered in compliance with building control regulations, ensuring the facility was operationally ready.

“The automation is not just easy for us, but it’s also easy for our customers. It has given us a niche. It’s a promotional product, we’re cutting-edge, and we have the best technology and the best security. It also gives us the freedom to carry on our 9-5 jobs.”

Additional partners were brought in to support the project: DSOC Security provided remote CCTV monitoring, and TransDek contributed expertise on lifts. This collaborative approach allowed Kuboid to integrate cutting-edge technology and security seamlessly, creating a premium customer experience.

“Collaborating with companies such as PTI Security Systems, DSOC and TransDek is fantastic. We all know each other, we’ve delivered many facilities in the past, and we will continue delivering facilities moving forward.”

The result

The completed facility delivers 200 high-spec storage units across two levels, combining flexibility, visual appeal, and advanced automation.

The operation provides a new revenue stream for Jamie and Paul Budding, positioning Lockd Future Self Storage as a standout facility in Hull. The site runs alongside their existing business, with plans to eventually transition the entire property into self storage.



The full spec:

Range of unit sizes:

25 sq to 200 sq ft

Door Colour:

Navy Blue

Trim Colour:

White

Scope of works:

Partitions, Access Control, Mezzanine, Floor Painting, Fire Escape, External Staircase, Security, Access Control

