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- Karen Brennan, CEO

Kuboid and partners deliver the largest purpose built, future ready self storage facility in Europe.

Location: Dublin, Ireland.

Solution: Design and delivery of a future-proof, tech enabled self storage facility.

Results: Customer looks forward to continuing partnership with Kuboid for the next phase and other new facilities.

The challenge

U Store It, one of Ireland's largest self storage providers embarked on an ambitious journey – to build the largest purpose built, future ready, facility in Europe. As long-standing partners of U Store It, Kuboid was commissioned as part of a consortium of partners to deliver what would be the flagship store.

“We knew this was going to be a complex project to deliver. There were several partners involved with different responsibilities, coupled with the fact that the construction would have to contend with the harsh Dublin winter weather,” says Andy O’Dell, CEO at Kuboid.



The solution

Working closely with the Elliot Group, Kuboid was commissioned to deliver over one thousand self storage units of varying sizes, with a further phase planned that will take the total to circa two thousand five hundred units. In addition to this, there was a close collaboration with Opentech Alliance who were responsible for supplying their prop tech INSOMNIAC® SmartLock™, full-service Kiosk and access control solutions.

This facility features a basement section dedicated to self-storage units, open car parking, and a specially designed area for classic car storage.

The ground floor offers a versatile reception/office space, a spacious 124.50 square meter café, and additional self-storage units. The first floor includes 112 square meters of supplementary office space along with more self-storage accommodations.

The upper floors, from the third to the fifth, continue to provide ample self-storage units. Standing at a height of 21.9 meters, the building is designed to incorporate external parking facilities and landscaped areas.

Strategically situated to the south of the N4, west of the Johnson and Johnson facility, and north of the Liffey Valley secondary estate road, this development enjoys a prime location, enhancing its accessibility and convenience for customers.

"I'm very proud of the sustainability features we've incorporated into this build - we've got over 30% of the roof area dedicated to solar and EV chargers available for our customers," says Karen Brennan, CEO at U Store It.

She further adds, "I think what's impressed me the most about Kuboid is their ability to get the job done, maintain really good relationships and look after all stakeholders. This takes a lot of pressure off me as an operator that's trying to get a build complete and open for business."

The result

The outstanding facility is now the largest, tech enabled, purpose built self storage facility in Europe. It featured as the highlight of the FEDESSA trade show facility tours held in September 2025.

"To summaries why Kuboid? No pun intended, but it does exactly what it says on the tin. Kuboid deliver what they say they will," concludes Brennan.



The full spec:

Range of unit sizes: 12 sq to 3,600 sq ft

Door Colour: Aztec Yellow

Trim Colour: White

Scope of works:

Design, Consultancy,
Partitions, Doors, Door Trim,
Kicker Guards, Mesh & Smart
Locks

