

The Place 4 Self Storage Case Study



“Having done two excellent projects together, it was a no-brainer to go back to Kuboid for Swindon.”

- Jonathan Meire, Director, The Place 4 Self Storage

Third site in a growing portfolio transforms a disused industrial building into a flagship self storage facility

Location: Swindon, Wiltshire, England
Solution: Design and delivery of a large-scale, multi-level self storage facility
Results: Transformation of a disused building into the brand's largest facility, strengthening a growing multi-site platform with further expansion planned

The challenge

Following the successful delivery of The Place 4 Self Storage's first two sites in Petersfield and Alton, the Swindon project represented the next stage in the brand's growth, and its most ambitious development to date.

The newly acquired site was significantly larger in scale but came with considerable challenges. The building had been unused for several years and required extensive refurbishment, with a large amount of clearing, preparation and remedial work needed before fit-out could begin.

“The buildings had been really unused and unloved for several years... once you start clearing, you uncover things you didn't realise.” said Jonathan Meire, Director, The Place 4 Self Storage.

A structural obstacle was the building's previous use as a heavy-duty engineering workshop. A substantial two-foot-deep steel base plate from a former hydraulic press remained embedded in the floor and could not be removed, requiring a creative design solution to work around it. In addition, building regulations required adjustments to the mezzanine design, including wider grid spacing and larger structural columns, adding to the complexity of the project.



The solution

Having already established a strong working relationship across previous projects, Kuboid was brought in early to assess the site and develop a practical, high-performing solution.

The team re-engineered the internal layout to accommodate the immovable floor obstruction, re-screeding the surface and repositioning structural columns to ensure a clean and functional design. Adjustments were also made to the mezzanine system to comply with building regulations, including increased grid spacing and larger column cases.

Kuboid delivered a full internal fit-out, including

a three-storey mezzanine structure, forming the core of the facility. Despite the scale and complexity, described by the client as a “very large Meccano set”, the installation was completed efficiently. The design also incorporated a mix of unit types, including a dedicated commercial area with increased system heights of 3 metres and larger 2.3 metre high doors, providing flexible storage options for business users.

Throughout the project, Kuboid worked alongside refurbishment teams and external contractors to ensure the building was transformed both internally and externally into a modern, high-quality facility.

The result

The Swindon site is now the largest facility in The Place 4 Self Storage portfolio, representing a significant milestone in the company’s growth. The project successfully transformed a previously neglected industrial building into a

modern, fully operational self storage facility, aligned with the brand’s lifestyle-led positioning and high standards of design.

Building on the success of the Petersfield and Alton sites, Swindon demonstrates the scalability of the platform and the strength of the ongoing partnership with Kuboid.

“Kuboid’s ability to deliver a high-quality product with excellent customer service is what keeps us coming back,” said Jonathan Meire, Director, The Place 4 Self Storage.

With three successful projects now complete, The Place 4 Self Storage is actively planning further expansion, with additional sites already under consideration and new space planning exercises underway.

The Swindon facility reinforces a proven delivery model, combining technical expertise, collaborative working and consistent quality, that will support the brand’s continued growth in the years ahead.

The full spec:

Range of unit sizes:

Room sizing ranges through commercial 600 sq ft down to Domestic 25 sq ft

Door colour:

Bespoke Dark Green

Trim colour:

White

Scope of works:

- Self storage unit installation
- Three-storey mezzanine structure
- Fire protection throughout Inc Dry-Risers
- Design and layout consultation
- Column repositioning and structural adaptation
- Floor re-screeding
- Supplier and contractor coordination

