



Invest Develop Manage

Driving investment growth in the self storage sector

SureStore Consultants works with institutional funds and property owners to drive investment growth in the self storage sector.

We are currently managing and developing **12 sites** through various stages of their lifecycle, with a **combined asset value of c.£75m**.

We develop award winning 4th generation stores on behalf of investors, with diverse multiple income streams.

All the stores we construct are brand new or complete refurbishments, including the reinventing of vacant retail space into profitable storage and business solutions. This generation 4 approach allows us to build-in state of the art technology, whilst also embedding our passion for innovation, sustainability and responsibility.

Operationally we're not a traditional self storage company, we're unique in tailoring our offering to market demands, resulting in stores that outperform the sector norms, generating high yields for our investment partners.

“ Reinventing of vacant retail space into profitable storage and business solutions. ”

Our management team is one of the most experienced in the market offering these services today.

Having started, developed and sold numerous sites of our own over the last 12 years we have an inside view of how to **Invest, Develop and Manage** the process to create a successful self storage business.

Current sites delivering returns

A cross section consisting of 4 existing sites showing their size, cost, market value and return on investment.

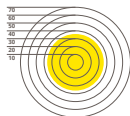
“ A consistent rise in market value and return on investment. ”

All of our sites depict a consistent rise in market value and return on investment, all developed and managed by the experienced and knowledgeable SureStore team.

Site ONE

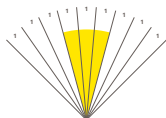
SIZE
36k ft²

Maximum
lettable area



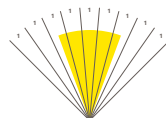
COST
£3m

To acquire &
refurbish



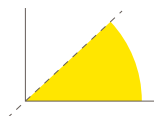
VALUE
£4.5m

Market value
after 12 months



ROI
43%

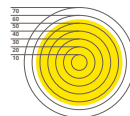
Pre financing



Site TWO

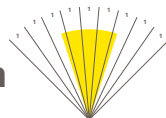
SIZE
55k ft²

Maximum
lettable area



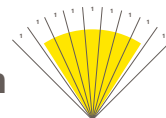
COST
£3.6m

To construct
new build facility



VALUE
£6.5m

Market value
after 9 months



ROI
75%

Pre financing



Site THREE

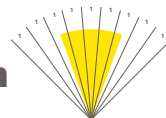
SIZE
40k ft²

Maximum
lettable area



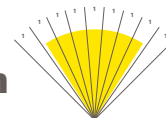
COST
£3.9m

To acquire &
refurbish



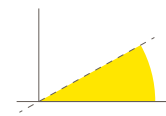
VALUE
£5.3m

Market value
after 6 months



ROI
36%

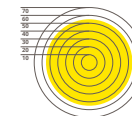
Pre financing



Site FOUR

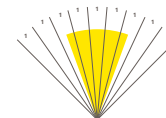
SIZE
55k ft²

Maximum
lettable area



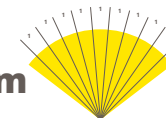
COST
£4m

To construct
new build facility



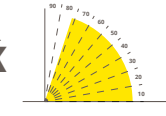
VALUE
£10.5m

Market value
after 5 years



TURN OVER
£720K

Run rate pa



Independently designing, constructing and managing turnkey self storage projects in the UK

We are the only independent company in the UK who design, construct, and subsequently manage turnkey self storage projects.

Long-term relationships with our investment partners from concept to maturity, are key to delivering success for all stakeholders.

“Our combined experience of 30+ years, allows us to focus on the key deliverables for a successful capital return.”

Having built and operated self storage facilities throughout Europe, our combined experience of 30+ years, allows us to focus on the key deliverables for a successful capital return.

Our expertise and vision, enables us to innovate and develop our products, in line with long-term market trends.

We understand the needs of each individual market, and provide those services best suited to local demand, driving growth and operational returns greater than the industry norms.

What makes SureStore different?



Online
booking



Anytime
access



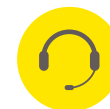
Move in the
same day



No minimum
stay limit



Boxes and
packing



Expert
customer care



Fast quotes
online



Shredding
facilities



Free
Wi-Fi



Drive up
units



Van
hire



Fork lift
truck hire



State-of-the-art
security



Business
centre



Trade
counters



Office
hire



Meeting
rooms



Business
mail

Maximising lettable area to facilitate long term investment returns

We contract with experienced construction teams, whose industry expertise ensures a project is on time and within budget. Together, we build facilities of all shapes and sizes, maximising the lettable area within any planning constraints, allowing us to establish the maximum long term investment returns.

Whether a proposed project is a re-purposing of an existing asset, or a complete new build, we provide an end-to-end design and operational management solution for our partners' new self storage facility.

Backed up by the latest industry data, we can provide feasibility studies for proposed locations, showing anticipated investment returns.

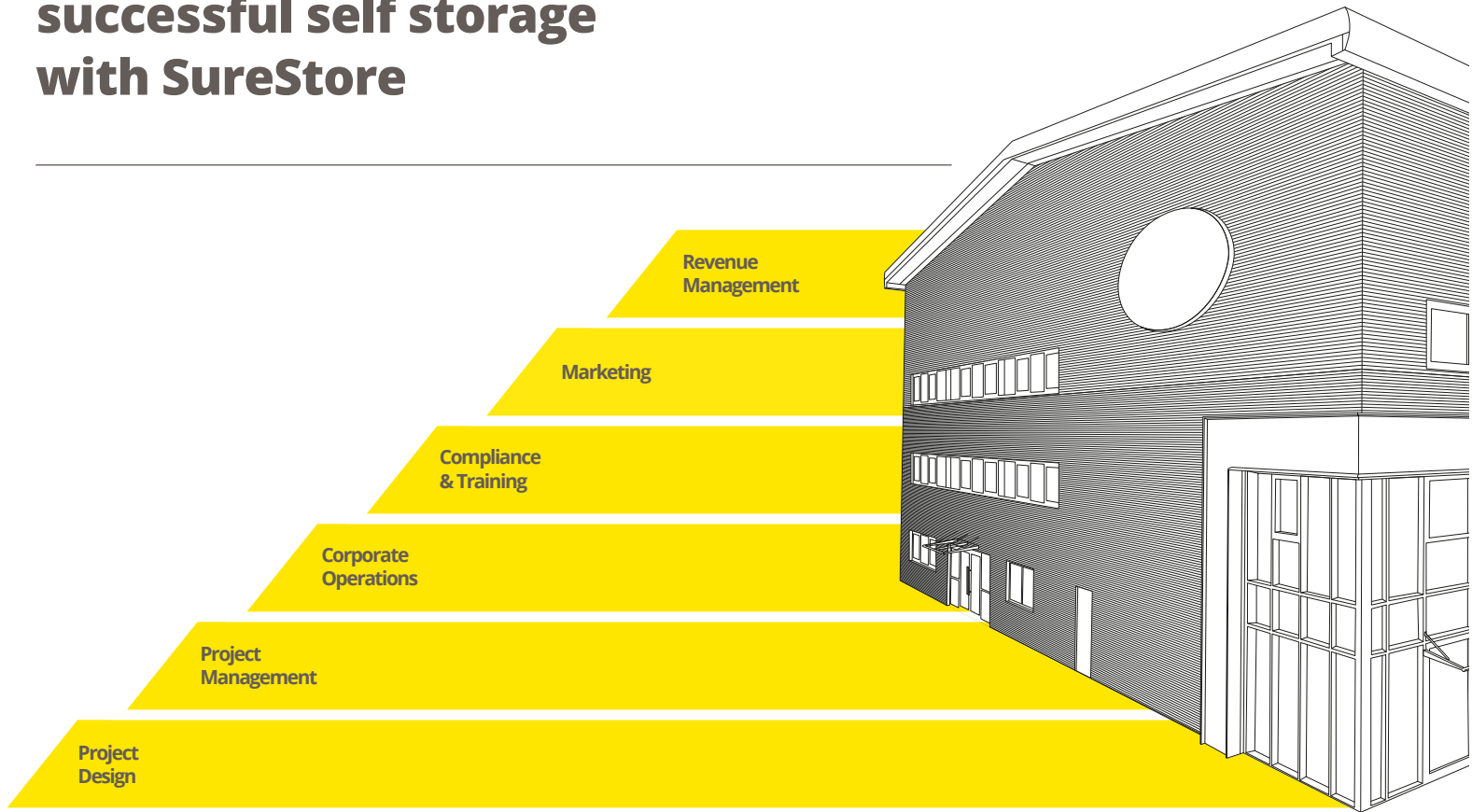
With the ongoing changes to the retail sector, we have more recently been rejuvenating former vacant retail sites into profitable self storage facilities, providing investors with returns from an otherwise investment dilemma.

“All our investors have access to our expertise, leading-edge operational systems and processes.”

All our investors have access to our expertise, leading-edge operational systems and processes, which deliver outstanding performance and returns.

By providing our investment partners with instant access to our online KPI portal, backed up by comprehensive monthly reporting, we deliver the operational confidence for a successful partnership.

The building blocks to successful self storage with SureStore



Invest, Develop, Manage 06

**Endless space.
Endless opportunities.**

Home & business storage

07 SureStore Consultants

Conference rooms

Co-working environment



Drive up storage



Retail space

**A brand that
stands out.**



09 SureStore Consultants



**A brand
that cares.**

Solar panels



Electric charge points

surestore.co.uk