

PSL

SELF STORAGE SPECIALISTS



ABOUT US

Over the last 24 years, PSL have been providing unrivalled self storage services to a whole range of customers across Europe and the UK. We have helped complete thousands of self storage projects and our experienced and expert team at PSL are capable of meeting the needs and specifications of any customer. From the design, manufacture to the completion, our aim is always to offer the highest quality service which is why we are one of the UK's leading storage specialists.



Building a self-storage facility can be a rewarding investment, but there are several key considerations to keep in mind to ensure success.

Research & Planning

Market Research: Determine if there is a demand for self-storage in your chosen location. Research the local competition, rental rates, and occupancy levels.

Target Audience: Identify the primary customers in your area, such as residential movers, students and businesses.

Choose the Right Location

Accessibility: Look for a location that is easily accessible by major roads and motorways.

Security: Areas with lower crime rates are ideal, as security is a major factor for potential renters.

Facility Design

Unit Sizes: Offer a variety of unit sizes to cater to different customer needs.

External Units: External units provide easy access for larger items, and possible out of hours access.

Marketing & Branding

Website & Online Presence: Develop a user-friendly website where customers can book units, check availability, and make payments.

Local SEO & Google My Business: Optimize your online presence to appear in local searches.

Promotions: Offer promotions like the first month free or discounted rates to attract customers.

Operations & Staffing

On-site or Remote Management: Decide whether to have on-site staff or manage the facility remotely with security cameras and online systems.

Customer Service: Friendly and knowledgeable staff can make a big difference in customer retention.

Security: Invest in high-quality security systems, including cameras, access control, and alarms.

Legal and Insurance

Contracts: Have solid rental agreements in place that protect both you and your tenants.

Insurance: You will need property insurance, liability insurance, goods insurance and possibly tenant insurance coverage.



PSL SERVICES

When it comes to operating your own self storage centre, the overall design and image of your facility is important in attracting new customers and retaining the existing ones. Therefore, having the best unit layout possible is a major contributor in helping you accomplish this. PSL can ensure that your facility is modern, pristine and expertly designed which will help you compete with your competitors.

It is important to us that we can match all of your requirements such as a specific unit mix, corporate colour schemes and so forth. Therefore, we work to all building regulations and offer guidance and expertise on the best design for your facility that will increase your income revenue.

OUR LIST OF SERVICES INCLUDE:

- Steel Partitioning Units
- Mezzanine Floors
- Office Partitioning
- Locker Systems
- Turn-key projects
- Principal Contractor Services
- External garage units and container units
- Suspended Ceilings
- Cladding and Steel Work
- Fire Protection
- Electrical Fit Outs



OFFERING A FINANCE OPTION

PSL is proud to work in partnership with an approved Finance partner. Whether you want to complete the project as whole or to phase the project our trusted partner could help you to fund these scenarios.

Using finance as an option allows clients the flexibility of generating income without having to invest upfront.

STEEL STORAGE PARTITIONING

Our premium product is a 500mm wide high gloss, high-tensile steel corridor panel which is manufactured specifically for the storage industry. Depending on the project, our systems can be produced at any height to suit the site requirements. These systems also have optional accessories such as corner protections and kick plates to help improve the durability and longevity of the panels. All doors can be made to suit your company colours.

We deal with any requirements such as, retail, lockers, bulk units, stacker units and top floors, which consist of specialised cuts around beams or cutting partitioning down at a pitch.



EXTERNAL GARAGE UNITS

PSL can design and build a series of garage units which are comprised of sturdy steel cladding and high quality roller shutter doors. Internal and external cladding can be chosen to suit your specific company colours. External garage units are also a cost effective way to attract a new range of customers by providing them with an alternative

storage solution which are clean, dry and insulated. With low maintenance and small overheads, you can even offer 24 hour access to your customers. For a new build situation they are perfect to build before the facility is open to enable you to draw income from the start.



MEZZANINE FLOORS

PSL offer unrivalled expertise and technical support in the design and build of mezzanine floors. These multi-tier systems will give you the chance to double or triple your partitioning area to enable you to increase your profits considerably. Every client has their own specific finish and we can supply the stairwells, handrails and security gates upon request.





ROLLER STAIRCASES & LOCKER SYSTEMS

Roller staircases and stacker systems are bespoke products constructed by PSL which are specifically designed to facilitate your building shape. If a full mezzanine floor is not possible (due to width restrictions) these products can be installed to provide an additional storage level and will help increase your net lettable space.

Lockers are an excellent idea as they maximise your floor space and are extremely popular with students. As part of our service we supply lockers that are built to match the unit providing uniformity to the design and layout. These can offer added rentable space to any facility, and pay for themselves very quickly. Fit them behind stairwells, in oversized hallways, or stacked together in unrentable units.

FIRE PROTECTION

PSL HAVE AN EXTENSIVE RANGE OF FIRE PROTECTION INCLUDING:

- Lift shafts
- Fire lobbies
- Suspended Ceilings
- Plasterboard Ceilings
- Fascia Panels
- Compartment walls
- Fire Stairwells
- Fire Rated Doors
- Column Casings

SUSPENDED CEILINGS

Suspended ceilings offer a wide range of benefits including improved aesthetics, noise reduction thermal insulation and fire resistance. PSL provide many types of suspended ceiling tile to suit your space and budget.

COMPARTMENT WALLS/FIRE STAIRWELLS

Compartment walls and stairwells may vary in fire protection depending on your local building control. There are strict regulations that need to be adhered to, this is something that PSL have vast experience in dealing with.

BUILDING CONTROL

BUILDING REGULATIONS

Operating a self storage centre can be very rewarding and can create a successful business. However, in order to remain operational, you will need to make sure that your business complies with all building regulations. These regulations are a set of constantly updated revised and amended rules and laws put in place to protect the health and safety of all those associated with your centre. From the owner, staff and the customers.

PSL offer a full compliance service to ensure you complete clarity of work and we liaise with all local authorities and the fire brigade on your behalf, just to make sure that the correct protection has been put in place within your facility.





TURN-KEY PROJECT MANAGEMENT

Our clients will receive a total Turn-key approach to their project. PSL can be involved and fully responsible for all technical coordination tasks with all other trades and client users and see the project through from design, manufacture to completion.

THIS WOULD INCLUDE:

- Full Site Survey
- AutoCAD Drawings and Design
- Advice on best ratio and plan for the building to achieve maximum net lettable space
- Full building control involvement
- Provide Principal Contractor service
- Project Management
- Health and Safety
- Full construction services





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