



**SELF  
STORAGE**

**CORBY  
DAVENTRY  
KETTERING  
MARKET HARBOROUGH  
NEWARK  
NORTHAMPTON (CREATON)  
NORTHAMPTON (MOULTON PK)  
WHITTLESEY**



# 8 SITES UP & RUNNING

**URGENT REQUIREMENTS FOR OPEN  
COMPOUNDS & STORAGE YARDS**



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## 8 SITES UP & RUNNING

### URGENT REQUIREMENTS FOR OPEN STORAGE YARDS.

#### Requirements:

- 0.5 acres - 2.5 acres open storage yard
- Contaminated land considered
- 20 year + or 10 year lease with right to renew or freehold
- Sublets considered
- 24/7 access
- Concrete or hardstanding (gravel, granite chippings or similar)
- Greenfield or brownfield

#### Location:

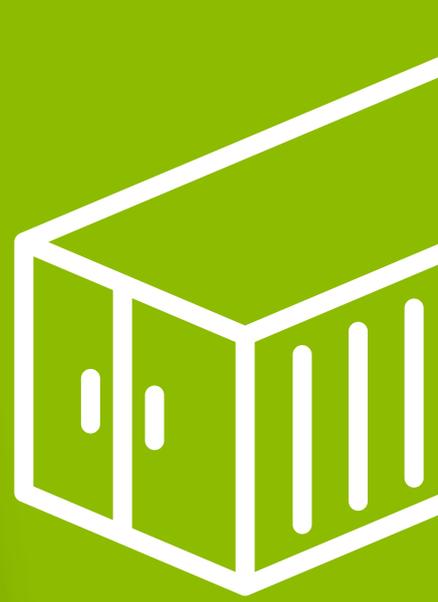
- Towns with population of 10,000+
- Within 2 hours drive of Northampton
- Adjacent to retail, trade counters or light industrial preferred
- Roadside frontage preferred

#### Rent:

- Competitive full market rents paid - turnover overage available

#### Services:

- Electric (70 hvA) and phone DP to a point





**COMMERCIAL, RESIDENTIAL OR RETAIL**

## **SELF STORAGE INDUSTRY**

**THE UK SELF STORAGE MARKET HAS DEMONSTRATED CONSISTENT GROWTH OVER THE PAST TWO DECADES.**

In many parts of the UK, demand for self storage continues to outstrip supply and with less than 10% of the self storage space per head, compared to the USA there is still significant growth to come.

Self Storage gives a business strong cash flow with the risk spread across hundreds of customers. The inconvenience of moving out of a storage unit means customers are likely to remain in occupation for longer than they initially anticipate with the average customer remaining in a storage unit for over 9 months.

## **PLANNING**

Loc-Box's retained planning consultants have an excellent track record of securing planning consent for our sites based on:

- Secure clean sites
- Low impact use, compatible adjacent to commercial or retail property
- Low vehicle movements (No HGV's except during set up of site)
- Low noise levels
- No out spilling of light
- Units not double stacked so only 2.4m high
- No ground disturbance on contaminated sites
- Provides flexible space for growing local tradesmen
- Provides short term storage for seasonal business stock

**GROWING LOCAL TRADESMEN  
/BUSINESSES**



## LOC-BOX SELF STORAGE

### **LOC-BOX IS AN AMBITIOUS FAMILY OWNED & RUN BUSINESS ESTABLISHED IN 2003.**

**It currently has seven established sites across Northamptonshire, Leicestershire and Nottinghamshire with a further site in Cambridgeshire due to open in early 2020.**

The business is owned and run by George & John Matts. George is a qualified Chartered Surveyor and oversees the day to day running of the business as Managing Director. John has extensive experience in running the family's own land, farming and property partnership and acts as Financial Director. The business is centrally run from the family's own premises in Creaton, Northamptonshire where a small team of support and sales staff are based.

The business currently has over 150,000 sqft of self storage space and a seven figure income from over 800 different customers providing a diversified and reliable income stream. They are fully funded to open 3-4 further sites over the next 12-18 months.

## LOC-BOX HISTORY

- 2003** – First site opens at Creaton, Northamptonshire as a Farm Diversification Project focussing on document archiving and traded under the name Archive Attic.
- 2010** – The business rebrands to Loc-Box Self Storage reflecting its move into the general self storage market.
- 2012** – Loc-Box opens its second site in Corby. First site to be run remotely.
- 2014** – Third site opens in Moulton Park, Northampton.
- 2015** – Becomes the first self storage company in the UK to offer a fully automated online booking process for customers. Fourth site opens in Kettering.
- 2016** – Loc-Box Market Harborough opened.
- 2017** – Loc-Box Daventry opened.
- 2019** – Loc-Box Newark opened.
- 2020** – Loc-Box Whittlesey opened. More sites wanted.



**SELF  
STORAGE**



**PLEASE SEND ALL ON/OFF  
MARKET OPPORTUNITIES  
THROUGH TO:**



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