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Q: How do I manage to pay no Business Rates, VAT, Service Charges, Water Rates, Legal Costs and Repair & Maintenance Costs?

A: Use The Storage Team.

Please see case study below to see the costs that can be saved over a 3 month period over taking a unit at The Storage Team. If you're a business owner, it could be the difference of buying a new home, a new car or going on holiday more times a year.

Business Rates alone can amount up to nearly 50% of the rent - seriously!

Case Study:

Costs of leasing an industrial unit of approx **3,000 sq ft @ £4.50 per sqft** over **3 years**.

Item	Costs	
	Industrial Unit	The Storage Team
Legal Fees (1 st year):	£1,250	nil
Schedule of Condition (1 st year):	£ 750	nil
Stamp Duty (1 st year):	£ 500	nil
Installation Fees (1 st year - lighting, power):	nil	£ 900
3 mth Rent Deposit (1 st year -predominantly new start ups)	£3,375	£1,615
Rent of unit:	£13,500	£21,000
Business Rates:	£6,300	nil
VAT - we'll presume you will be registered:	nil	nil
Service Charge (10% of rent):	£1,350	nil
Water Rates (including usage):	£1,400	nil
Repair & Maintenance Costs:	£3,000	nil
Building Insurance:	£ 700	nil
Termination Notice:	until lease expires	28 days
Dilapidation costs upon exit of lease (3 rd year):	£2,500 +	nil
Total Estimated Costs in 1st year:	£32,125	£23,515

SAVING OVER STANDARD 3 YEAR LEASE:	1st YEAR	£8,610.00
	2nd YEAR	£5,250.00
	3rd YEAR	£7,750.00

TOTAL MINIMUM SAVING OVER 3 YEARS: £21,610.00*

*Please note costs are indicative and should only be used for budgeting and comparison purposes only.



What our customers say ...

Prior to taking up a unit at your premises I had a unit in St Helens that was on an industrial estate. I had great reservations of what to expect from a self storage company. I anticipated hidden extra charges, restricted hours of access, difficulty in getting deliveries made without my personal attendance.

I kept on seeing your premises when I came off the M62 and was struggling to find a solution to my storage needs. Although I only needed small premises it was a big practical need to my clients and I. I took the leap of faith and came into your office expecting a load of blurb! This I didn't get, I appreciated the simplicity of the contract, the ease of the start up and more so the cost!

Once I got my unit and started to receive deliveries, it was an added relief and bonus The Storage Team received unexpected deliveries and put the items into my unit without my attendance - they called me to say that a delivery had been made!

Being a small business that requires me to be on the road all over the country, the down time to meet deliveries can be truly difficult. Their commitment to support my business is clear to see.

I would firmly recommend The Storage Team as they are a team within themselves and a true partner to my business. I directly see them as part of my team hopefully for a good time to come!

Paul Crimes, LSS

I have been a customer of The Storage Team for 3 ½ years, and would highly recommend them to friends, family and other businesses.

- I can have goods delivered to the facility and not have to worry about missing deliveries or losing working hours waiting for parcels. The staff will then put my equipment into my room safely.
- I have saved money having my equipment based in one place instead of travelling all over to collect items.
- The customer service is excellent and the staff cannot do enough for you.
- I have had stolen £40,000 worth of tools and equipment from a unit I previously rented. Since moving to The Storage Team, I have not had a single problem, and I am confident that my goods are safe and very secure in my room.
- The facility and grounds are always kept clean and tidy.

S Lyon, MAC Tools