



**SELF STORAGE CUSTOMER LICENCE AGREEMENT**  
(Abbreviated)

**THIS LICENCE** is made on the .....

**BETWEEN** Unico Storage (LLP OC302475) of  
Unit 2B, Henley Business Park, Pirbright Road, Normandy,  
Surrey GU3 2DX (hereinafter called "The Licensor")

**AND** ..... (hereinafter called the "Licensee")

**WHEREBY IT IS AGREED AS FOLLOWS:**

1. The Licensor shall let and the Licensee shall take the Self Storage Unit (more particularly described in the Schedule) under a Customer Licence commencing on ..... at the rent shown in the Schedule for a minimum term of 1 calendar month. VAT is not applicable.
2. At the start of the Licence and prior to occupation, the Licensee shall pay 1 month's rent in advance plus a refundable deposit of £50. After the initial 1 month, rent shall be paid 1 month in advance via standing order. Bank Account details are as follows:  
  
Account Name: Unico Storage  
Sort Code: 20-72-17  
Account No: 40975427  
Bank: Barclays Bank
3. The Licence may be terminated by the Licensee by giving 1 calendar month's notice.
4. The Licence may be terminated by the Licensor by giving 3 calendar months' notice. The only exception is if the rent has not been paid or the Unit is being misused, in which case immediate notice will be given.
5. Following termination of the Licence, the Licensee shall leave the Unit in good order and will be permitted reasonable access to enter the Premises as a Licensee only for the purpose of removing any of the Licensee's property from the Premises. Rent will be charged until all goods are removed regardless of whether or not notice has been given.
6. If any sum payable under the Licence is not paid when due, the Licensor will serve one month's written notice to the Licensee (sent by registered post to the Licensee's address). If the sum remains unpaid, goods will be removed from the Unit. After a further 14 days notice, goods will be sold for the best price reasonably available to discharge any outstanding sums due to the Licensor.

7. The Licensee must provide identification (driving licence, passport, utility bill) showing full name and address before commencing a Self Storage Licence Agreement.

8. The following items cannot be stored:

- Explosives, gas canisters, firearms or ammunitions.
- Hazardous, toxic or radioactive goods and aerosol cans.
- Pollutants, contaminated goods or waste.
- Illegal goods, cash or securities.
- Perishable goods, live animals or plants.

Ensure that any fuel or oil tanks (eg lawnmowers) are fully drained. Refrigeration equipment should be defrosted and dry, and the door left open to allow air circulation and to prevent mould.

Goods must not be stored in excess of the authorised weight limit. Permitted weight limit is concentrated load of 300 kg on an area of 15 cm x 15 cm.

9. At all times the Licensee has full responsibility for all goods stored. At no time will the Licensor be held responsible for any loss or damage whatsoever.

10. The Licensee must take out and maintain adequate insurance cover for the stored contents during the period of the contract of storage. If required, Self Storage Customers' Goods Insurance up to a value of £25,000 can be provided via our insurers "open cover" insurance agreement (details on request). This is optional and must be requested by the Licensee on commencement of the Licence Agreement.

11. The Licensee will be responsible for providing a secure padlock for the Unit and must ensure that the Unit is locked so as to be secure from unauthorised entry at all times when the Licensee is not in the Unit. The Licensor will not be responsible for locking any unlocked Unit or for looking after the key. The padlock must be removed upon termination.

12. As a condition of the Licence Agreement, Licensees must adhere to the following Health and Safety regulations:

- The Licensee must sign in on arrival and sign out on departure.
- A trolley is provided for use by Licensees at their own risk.
- Goods are moved on and off the premises entirely at Licensees' own risk including injury and death.

*Transfer of goods to first floor storage area:*

- Heavy goods should be delivered to the warehouse entrance where Unico Storage Staff will unload the goods and transfer them via forklift to the first floor. The Licensee must not enter the warehouse area when the forklift is in operation.
- Goods may be transferred by the Licensee using the passenger lift. Please note maximum weight capacity is 340 kg including personnel.

- The Licensee may carry goods up the staircase to the first floor but the goods must NOT restrict the Licensee's ability to see the staircase. If the goods restrict visibility, they must be transferred via the lift.
13. Access hours are Monday to Friday from 8.00 am to 5.30 pm. Access at all other times must be arranged 24 hours in advance with the exception of access at weekends which must be arranged by 12.00 pm on the Friday before. Access outside normal opening hours is charged at £15 per hour with a minimum charge of one hour.
14. Full Terms and Conditions are available on the Unico Storage website [www.unicostorage.com](http://www.unicostorage.com) or on request.

**THE SCHEDULE**

SELF STORAGE UNIT: Unit No. ....

UNIT SIZE: Approx ..... sq ft

PRICE FOR UNIT: Per annum = £.....  
Per calendar month = £.....

VALUE OF GOODS IN STORAGE: £.....

INSURANCE REQUIRED: Yes / No

PRICE FOR INSURANCE: Per calendar month = (including IPT)

**SIGNED BY LICENSOR**

Duly Authorised Signatory for and on behalf of Unico Storage

Name: .....

Position in Company: General Manager

Signature: .....

Date: .....

**SIGNED BY LICENSEE**

Name: .....

Signature: .....

Date: .....