

Uppingham Self Store

Warehouse Storage

Uppingham Self Store, Pullman Trading Estate, Station Road, Uppingham, Rutland LE15 9TX.

Terms and Conditions

These terms and conditions explain your rights and obligations and responsibilities and form an agreement between you and Uppingham Self Store.

Failure to observe these Terms and Conditions will constitute a breach of the agreement which will entitle us to terminate this agreement immediately and to claim additional monies from you and forfeit your deposit.

Your Right to Occupy

We permit you to use the unit in accordance with these terms and conditions from the commencement date until the agreement is terminated.

Inspection

You must inspect the unit before storing any goods and inform us if you believe it is damaged or unsuitable for your requirements in any way. If you do not do so the unit will be deemed to be suitable for you and in good condition at the commencement date.

Access to the Unit

You may have access to the unit on Mon to Friday 8am to 6pm and Saturday 8am to 12pm. No access to the unit will be permitted outside these hours.

Only you and, any persons authorised in writing or accompanied by you, will be permitted to have access to the unit. You may withdraw any authorisation at any time but the withdrawal will not be effective until we receive it in writing. We may ask for proof of identity from you or any other person at any time (although we are not obliged to do so) and we may refuse access to any person (including you) who is unable to provide satisfactory proof of identity.

You will permit us to enter the unit at any time in an emergency and otherwise if we give you not less than seven days' notice so that we may inspect it or carry out repairs, maintenance and alterations to the Unit and any other Unit or part of the Site or ensure compliance with the terms and conditions for any other purpose.

We may enter the Unit at any time without notifying you:-

- If we believe that the Unit contains prohibited items or is being used in breach of these terms and conditions;
- If we require to do so by the Police, Fire Services, Local Authority or by a Court Order;
- If we believe it is necessary in an emergency;
- In the event of non payment of the rental fee.
- To prevent injury or damage to any persons or property.

Locks/Security

Two security alarm fobs will be provided, one for access to the warehouse and the second for access to the unit. A security deposit of £30 is required against non return of the security fobs. The occupant is responsible for providing their own padlock for the unit door. You must ensure that the unit is locked at all times when you are not in attendance and when exiting the unit ensuring the unit alarm is reactivated. We will not be responsible for locking or re-arming any unlocked unit.

Use of the Unit and the Site

You warrant that the goods you are storing in the unit are your own property or the person who owns or has an interest in them has given authority to you to store them in the unit.

You may only use the unit for storage and not for any other purpose. You must not store (and you must not allow any other person to store) any of the following in the unit:-

- Food or perishable goods unless securely packed so that they are protected from vermin;
- Birds, fish, animals or any other living creatures;
- Combustible or flammable materials or liquids such as paint, petrol, oil or cleaning solvents;
- Explosives, weapons or ammunition;
- Chemicals, radioactive materials, biological agents;
- Toxic waste, asbestos or other materials of a dangerous nature;
- Any item which emits any fumes, smell or odour;
- Any illegal substances illegal items or goods illegally obtained;
- Compressed gases;

You must not (and you must not allow any other person to):-

- Use the unit or do anything on the Site or in the unit which may be a nuisance to us or to the users of any other unit;
- Do anything on the Site or in the unit which may invalidate any of insurance policies (or those of other unit users).
- Use the unit as offices or living accommodation or as a home or business address;
- Spray paint or do any mechanical work or any kind in the unit.
- Attach anything to the walls, ceiling, floors or doors of the unit or make any alteration to the unit;
- Allow any liquid, substance, smell or odour to escape from the unit or any noise to be audible or vibration to be felt outside the unit;

- Cause any damage to the unit or any other unit or the Site or its facilities or to the property and possessions of any of our other customers if you cause any damage you must (at our option) repair, restore, or replace such damage item or reimburse our costs in making necessary repairs, restoration or replacement;
- Cause any obstructive or undue hindrance in any passageway, stairway, service area or any other part of the Site and you must at all times exercise courtesy to others in using these areas.

You must:-

- Inform us immediately of any damage to the unit;
- Comply with the directions of any of our employees or agents at the Site and any further regulations for use of the unit which we may issue from time to time.

Deposit

You must pay us the deposit when signing this Agreement. The deposit will be returned to you (without interest) within 14 days after this Agreement terminates less any amount we may deduct to cover:-

- repairing any damage to the unit, site or any other unit caused by you, your agents or invitees or by goods stored in the unit;
- any unpaid rental fees or removal or other charges; or
- any other obligation to us that you have not discharged in full.

Rental Fees & Payment Terms

Unless otherwise agreed the unit shall be hired out for a minimum period of one week. If the agreed period of hire is less than one calendar month, the rent shall be payable for the total period of hire, in advance. Otherwise in any other case where the period of hire is longer than one calendar month, the hirer shall pay rent in advance in respect of the number of days remaining in the current calendar month and the following calendar month. Thereafter the payment terms are one calendar month in advance.

Payment is calculated in the number of days in a calendar month. Parts of a week will be charged pro-rata.

If the agreement is terminated within the period of hire the hirer will be entitled to a refund of part of the rent paid for each complete seven day week that the unit is not in use from the terminate date

The rental fee must be paid on signature of this agreement and thereafter must pay the rental fees on the due date being the 3rd day of each calendar month. If you do not pay the rental fees on the due date, you will immediately become liable to pay a late payment charge of £10 per week and interest on the outstanding amount at the rate of 4% above the base rate from time to time of HSBC Bank plc.

Increases

We may alter the rental fees at any time by giving you written notice and the new rental fees shall take effect on the first due date occurring not less than four weeks after the date of notice.

Non Payment of Rental Fees

If the container rental is not paid by the due date, Uppingham Self Store reserve the right to bar your access to the site and the unit.

If the unit rental remains unpaid after three months, Uppingham Self Store reserve the right to remove the contents and dispose of them as we see fit. Any funds realised from the disposal of the goods will be allocated against the outstanding debt.

Termination

Either you or we may terminate the Agreement by giving not less than two weeks' notice.

Any Rental Fees paid in advance after the date of termination will be refunded but we may make deductions from them as if they were a deposit under condition.

You may not terminate this agreement if any rental fees or other charges are outstanding or if you are otherwise in breach of this Agreement.

We may terminate this Agreement immediately by giving you notice if you are in breach of any term of this Agreement.

On Termination

On termination of this Agreement you must remove all goods from the unit and leave the unit clean and tidy and in the same condition as at the commencement date. We may charge you if we have to repair any damage or clean the unit or dispose of any goods or rubbish left in the unit or on the Site.

We may treat any goods remaining in the unit after termination as abandoned and may dispose of them.

Insurance

We do not insure your goods whilst in the unit. Storage of goods in the unit is at your own risk and you must insure them at their full replacement value

Liability

We shall not be liable for any loss (including consequential loss or economic loss) or damage to goods stored in the unit, whether or not the loss or damage is due to any act or omission, negligence, or wilful default by us or any of our employees or agents or other customers; nor shall we be liable for any consequential or economic loss incurred by you as a result of any loss or damage to the goods. Any other representations, conditions, warranties and other

terms, whether written or oral, express or implied, statutory or otherwise which are or may be inconsistent with this condition are expressly excluded.

Indemnity

You will indemnify us and hold us harmless against all claims, demands, liabilities, damages, costs and expenses incurred by us or by any of our agents or other customers which arises out of the use of your unit or the Site by you or any of your employees, agents or invitees or arises out of the breach of this Agreement by you.

Notices

Any notice given under this agreement must be in writing and may be served by personal delivery, or by post. Any notice to you may be sent to the address stated on the registration form or any other address which you notify to us in writing. Any notice to us must be sent in writing to Uppingham Self Store, Pullman Trading Estate, Station Road, Uppingham, Rutland LE15 9TX. Notices will be deemed to be effectively served immediately if served personally or forty-eight hours after they have been placed in the post.

Force Majeure

We shall not be liable for any loss or damage which you may suffer as a direct or indirect result of our performance of this Agreement being prevented, hindered or delayed by reason of any Act of God, riot, strike or lock-out, trade dispute or labour disturbance, accident, break-down of plant or machinery, fire, flood, difficulty in obtaining workmen, materials or transport, electrical power failures or other circumstances whatsoever outside our control and which affect the provision by us of access to or use the unit.

General

- You may not assign any of your rights under this agreement or part with possession of the unit to any other person, form or Company.
- No variation of these terms and conditions will be effective unless expressly accepted in writing by us and signed by a Director.
- This Agreement shall not create a lease.
- Where the Customer is two or more persons your obligations under this Agreement shall be joint and several.
- We reserve the right to refuse any goods regardless of reason.
- The site has 24 hour CCTV security and is floodlit. We give no warranty or assurance that the CCTV security or floodlights will be operational at all times.

I confirm I have read and agree to Uppingham Self Store Terms and Conditions and have checked the condition of the unit.

Signed

Print Name

Date

Email

Address

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Rental Rate

Notes

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