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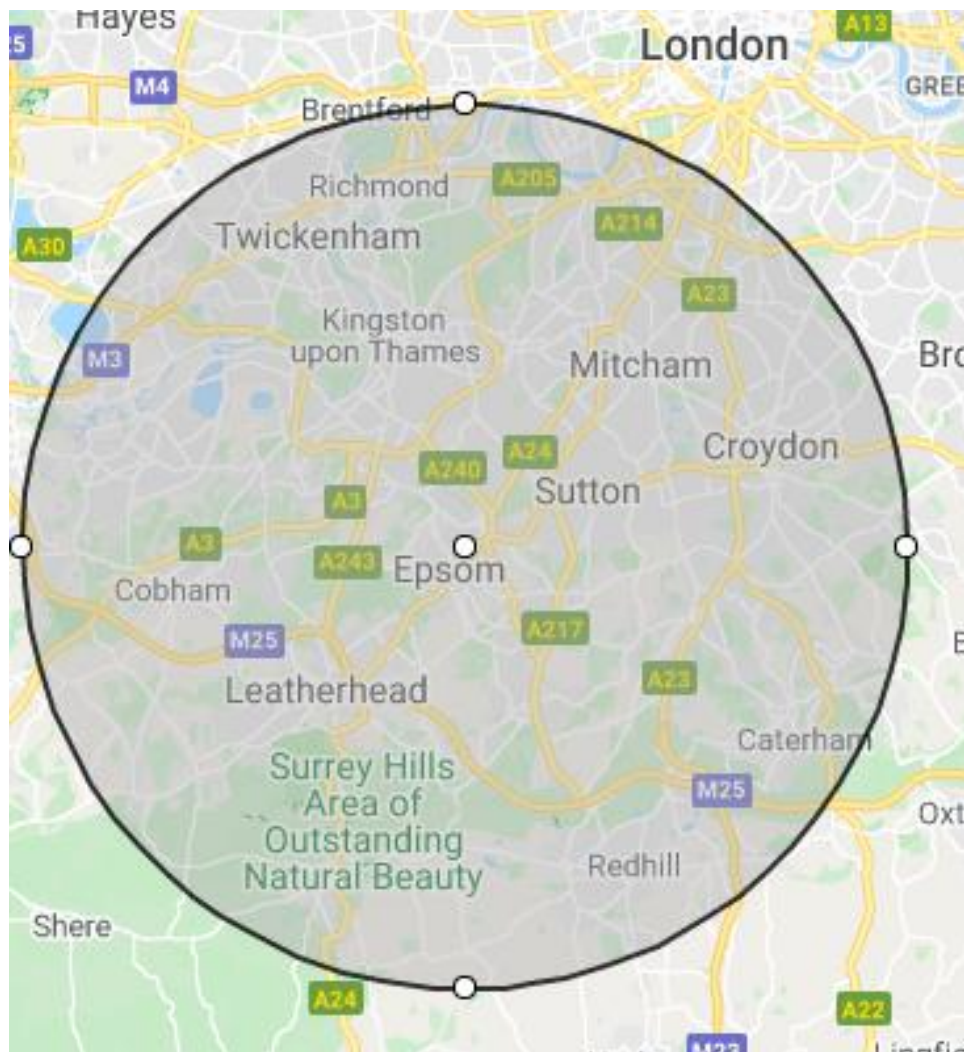- 9 – 10 Unit 13 Internal Images

Robin Kidner

Our Success Story

Securus Self Storage operates 2 highly successful facilities in Epsom Surrey. The owner, Rob Kidner is an entrepreneur with his prior experience and knowledge within various sectors and Industries but the self-storage Industry since 2018. He has the vision to open a chain of self-storage facilities Initially within Surrey London and the South East.

Securus Self Storage started the journey in 2018 when the 1st Facility was acquired, The Business was operational early in 2019 which was filled to full occupancy within six months of opening. Two further sites were identified in 2020 but Unfortunately this was stalled as a result of COVID 19, however by the end of 2021 a second facility was acquired and set up in Mid 2022. The site was at 95% Occupancy within 3 Months due to demand. We are currently seeking a Partner to Further expand the chain in 2023 and beyond.

Units 10 and 13 are both Freehold buildings and have a Gross floorspace of 3,000 sq ft each. They have been professionally converted into Purpose built Self storage including Monitored Fire Alarm, CCTV and Individual Unit alarms with Customer Information being managed by Space Manager.

Area profile

Epsom is part of the Epsom and Ewell Council area. The area covers around 129Km^2 and is home to around 5,700 businesses employing around 66,000 people. There are a further c. 14,000 self-employed in the area. The overall population forecast for 2021 is c. 154,000, with around 90,000 of work on of RBBC is forecast to grow at a slightly faster rate than the county-wide average.

Employment rates are higher than national average and the workforce is typically educated to a higher level than the UK-wide population, with higher than average wages.

The area comprises the major towns of:

- Reigate (estimated 2019 population: 10,392)
- Redhill (estimated 2019 population: 61,467)
- Horley (estimated 2019 population: 25,770)
- Banstead (estimated 2019 population: 10,643)

Epsom immediately proximate to a number of other more densely populated areas including Banstead,Tadworth, Ashtead, Tadworth and Ewell.
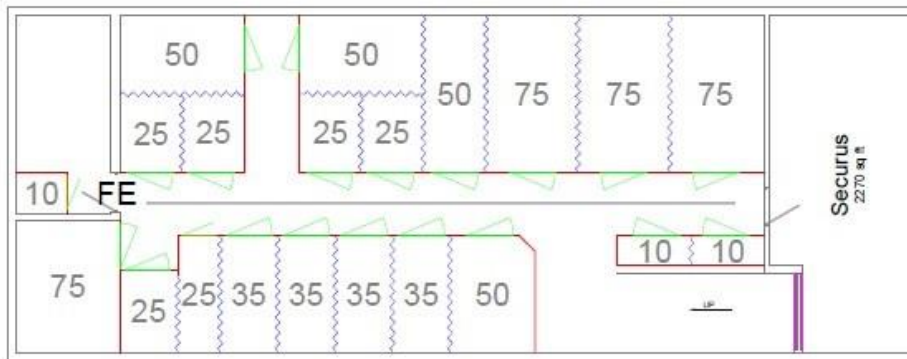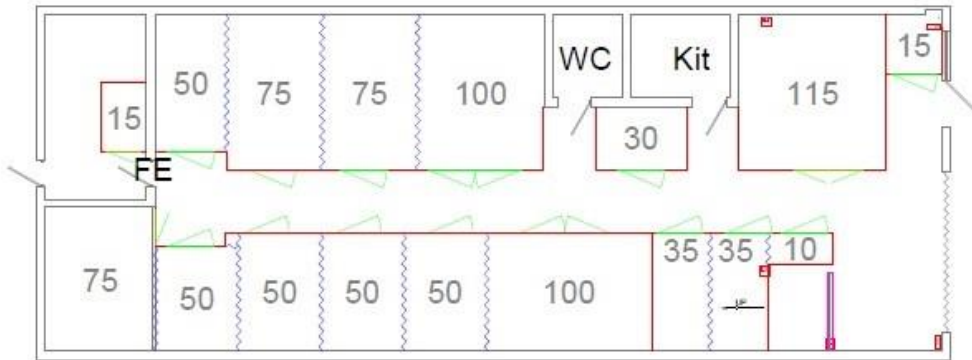
The population of RBBC is evenly split by gender. Females account for 51.1% of borough population, males 48.9%. The structure of the population in Reigate & Banstead in broadly similar to the national picture. The proportion of residents over 65 in Reigate & Banstead (16.4%) is similar to the national average and slightly below the average across Surrey (17.2%).

Populations:

- RBBC (overall – 2011 Census data): 137,835
    - Banstead: 9,110
    - Reigate: 20,387
    - Horley: 22,076
    - Redhill: 25,958
    - Merstham: 8,123
    - Tadworth & Walton: 7,123
    - Tattenhams: 7,370
    - Nork: 7,556
    - Kingswood / Burgh Heath: 6,891
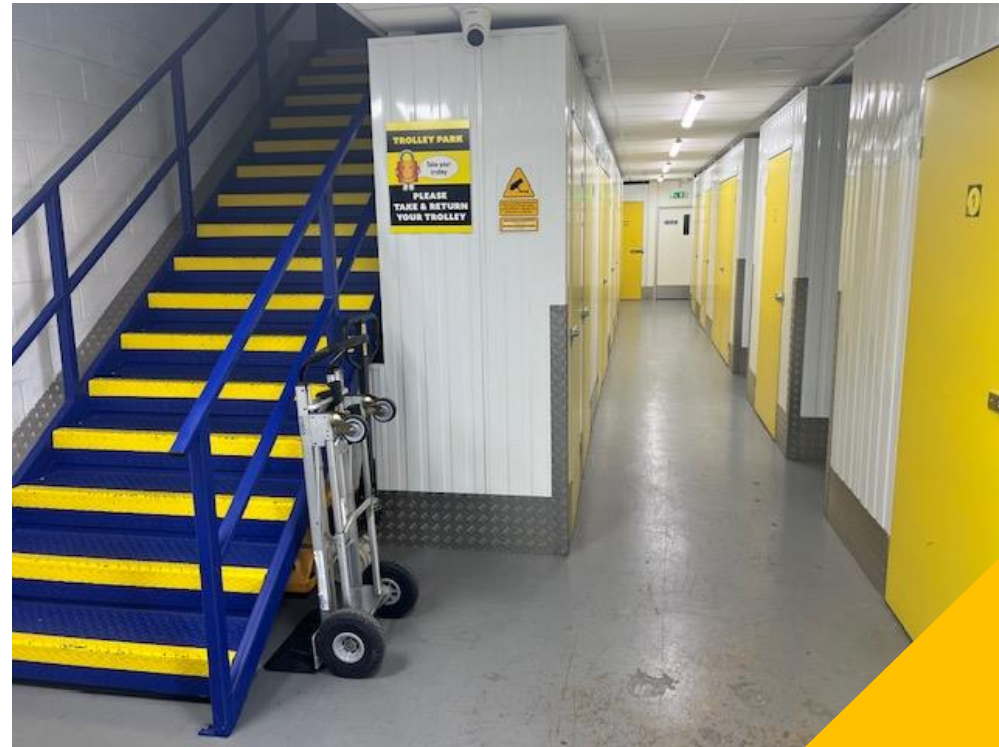   - Chipstead, Hooley & Woodmansterne: 8,823

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- **Occupation data – RBBC (v. South East):**

  - Managers, directors and senior officials 13.8062% (12.2509%)

  - Professional occupations 20.637% (18.7345%)
  - Associate professional and technical occupations 15.8094% (13.8322%)
  - Administrative and secretarial occupations 12.8095% (11.4644%)
  - Skilled trades occupations 906426% (11.1082%)
  - Caring, leisure and other service occupations 9.4447% (9.3201%)
  - Sales and customer service occupations 6.3605% (7.8895%)
  - Process, plant and machine operatives 4.3419% (5.7032%)
  - Elementary occupations7.1481% (9.6969%)
- In broad terms, RBBC has a higher percentage of residents in what are likely to be higher paid occupations.

- **Distances to Epsom from other local urban areas:**

- Reigate: 7 miles / 19 minutes drive

- Redhill: 8 miles / 28 minutes
- Tadworth: 4 miles /9 minutes
- Kingswood: 4 miles / 9 minutes
- Tattenham Corner: 3 miles / 6 minutes
- Nork: 1.6 miles / 5 minutes
- Ashtead: 3.5 miles / 8 minutes
- Ewell: 0.5 miles/5
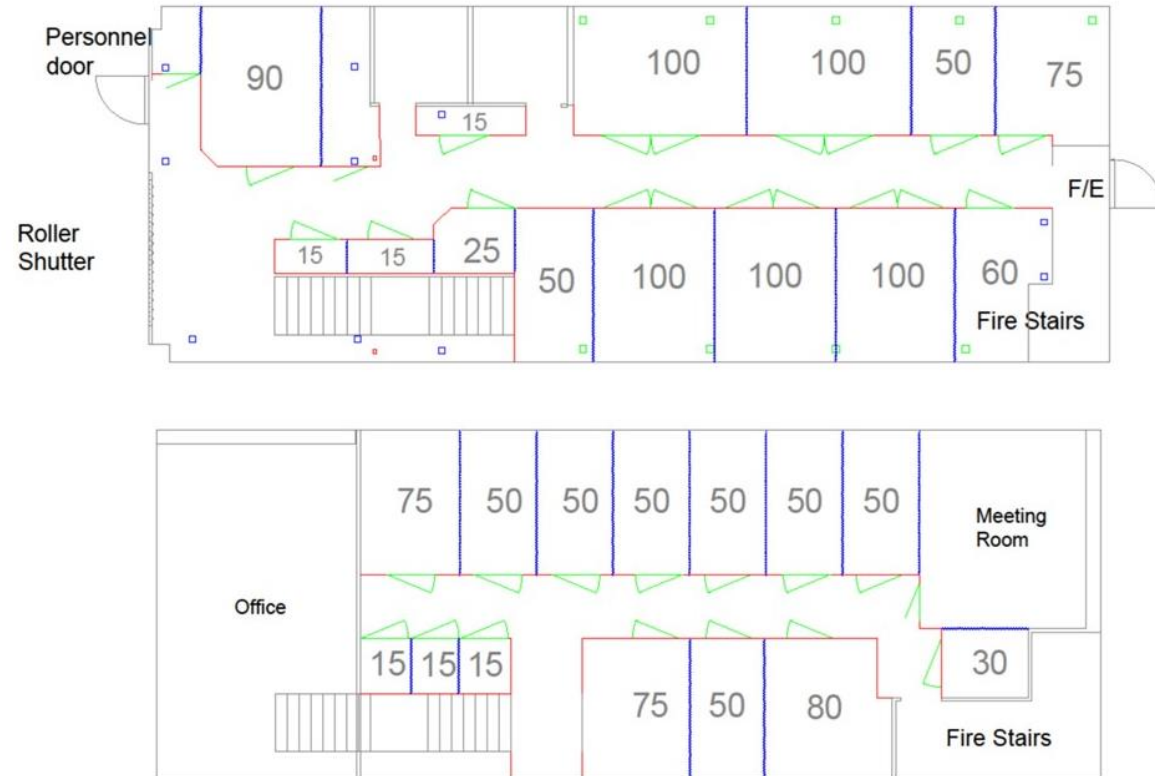
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- Unit 13 Floorplan

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