Self Storage Systeme

/ Full Service for your Self Storage

/ What is it about?

What actually is self-storage? Self Storage offers private individuals and companies the opportunity to store items easily, flexibly and securely. In a self-storage branch there are storage compartments of various sizes, from 1m² to 20m² or larger, that have been specifically created for this purpose. The storage rooms are lockable, hidden from view and easily accessible.

The most important arguments for self-storage are: security, cleanliness, dry storage, accessible seven days a week, flexible rental periods and storage boxes of all sizes.

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/ ABOUT US

Comprehensive Consulting
for Your Success!

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Hans Bos
CEO / Managing director
Self Storage Systems

FULL SERVICE FOR YOUR SELF STORAGE

Welcome to Selfstorage Systems - your leading supplier of swing and roller doors and partitions for the self-storage industry! As a family-owned business with over 20 years of experience in the industry, we are proud to offer you high-quality, durable, and holistic solutions.

Our proven modular systems offer endless design possibilities and are used internationally. However, our main focus is on the Netherlands and Germany, where we build more than 10,000 self-storage units per year. We place special emphasis on planning and installation, as well as high-quality design.

The success of a self-storage facility begins with professional box planning. We know from our own experience that the success of a self-storage facility largely depends on professional box planning. The right mix of variously sized storage units is crucial for a successful rental efficiency and depends on both the building's location and the target audience it focuses on.

Thanks to our many years of experience and extensive expertise, we support you in creating your plan, considering the right mix ratio. We strive to achieve the highest possible rental efficiency and thus guarantee you the best possible return on investment.

An important success factor for a self-storage facility is the high-quality appearance. Since the general expectation towards regular storage warehouses is relatively low, a color-coordinated spatial concept can already inspire enthusiasm and increase rental affinity among customers. With our flexible system consisting of partitions, doors, and rolling shutters, we offer maximum versatility. Therefore, our commitment is not only to high-quality but also to an appealing design that will be maintained in the long term and aligns with your individual corporate design.

Simply send us your detailed building floor plan (pdf/dwg), and we will provide you with a free and non-binding visualization of your box planning. Feel free to contact us for further information or a personal consultation. We look forward to working together with you on your next project!

10.000+	Self Storage units per year
25+	Years of Self Storage experience
15+	Professional assembly teams
333+	Thousand square meters of self storage area installed in Europe

/ Our Service

ORIENTATION AND CONSULTATION. With our many years of experience and extensive know-how in planning and implementing Self Storage facilities, we provide comprehensive and sustainable support for your construction project.

CUSTOMIZED SOLUTIONS. Partnering with us, you benefit from proven implementation tips and personalized spatial planning. Our primary focus lies in optimizing and maximizing rentable square meters and providing detailed unit planning. Our Self Storage experts guarantee reliable and professional execution, having successfully implemented numerous Self Storage facilities both domestically and internationally.

DEVELOPMENT AND PLANNING. Our team of designers and engineers creates tailor-made and optimized solutions for your Self Storage projects using Auto-CAD.

PRODUCTS. For your self storage project, we offer you an extensive range of innovative products, consisting of swing doors, roller doors, walls, ceiling systems and mezzanines, which are individually made to measure for you. Our customers receive high-quality and cost-effective equipment with short delivery times.

CONSTRUCTION AND INSTALLATION. The entire product range is installed by experienced and specialized assembly teams.

PROJECT SUPPORT. This support begins with the initial conversation and continues until flawless acceptance. Our goal is to ensure your complete satisfaction with our services and products throughout the entire process.

/ THE SYSTEM

/ Partition Wall System

Our modular **PARTITION WALL SYSTEM** consists of corridor and inner walls, which can be produced in a continuous height of up to 3400mm.

The **INNER WALLS** are made of aluminum-zinc-coated steel sheet, featuring an extremely resilient zinc-aluminum coating and an additional transparent „antifingerprint coating." This composition ensures optimal corrosion protection and enduringly stable surfaces.

The partition panels have rounded and trapezoidal profiles. They are interconnected and anchored to both the floor and the wall using U-profiles. Additional middle crossbracings further stabilize all walls.

The **CORRIDOR WALLS** are coated with a glossy white finish, creating strong light reflection and making the rooms appear brighter and more welcoming. For additional stability and protection against damage, the walls come standard with 30 cm high impact protection elements along the walls and a 1.2 m high corner guard made of aluminum diamond plate.

/ Roller Doors

Our roller doors are manufactured in various standard sizes and heights. They are available in almost all RAL colors and feature a high-quality powder coating that makes them scratch-resistant and easy to clean. During production, our roller doors undergo continuous quality control to ensure their excellence performance.

Only components of very high quality are used in their manufacturing. For instance, the sealing rubber at the bottom of the roller shutter is enclosed in a sturdy aluminum profile that cannot break or deform. The wide and deep guide rail of the roller shutter is equipped with a brush to reduce friction. Additionally, the roller shutter is highly resilient, especially against wear and attempted break-ins.

With 1000 design possibilities, our roller shutters are visually appealing and require low maintenance. They are built to last and are easy to operate.

VISUALLY APPEALING
1000 DESIGN POSSIBILITIES
LOW MAINTENACNE
DURABLE
EASY TO OPERATE

/ Swing Doors

PREMIUM DOOR. The premium door provides additional security due to its recessed central part, which fully conceals the lock within the door leaf. The risk of injury from protruding elements is practically eliminated. The door can be opened by swinging it 180°, and, like the frame, is available in a wide range of RAL colors.

FLAT DOOR. This flat, single-color door can also be opened by swinging it 180°. The door is scratch-resistant powder-coated and available in almost all RAL colors.

PROFILE DOOR. This profile door consists of a frame filled with trapezoidal sheet metal plates. The door can be opened up to 180° and has a powder coating, available in multiple colors. Internal cross-bracings made of steel profiles provide stability to the door.

/ Kicker Plates

To further stabilize and protect your self-storage units from wear and damage, we will install aluminum treadplate bumper guards (300mm high) along the hallway walls. Additionally, powder-coated steel sheet brackets (200x200mm) will be mounted at all corners of the partition walls. These brackets will support an additional aluminum treadplate (1200mm high).

/ Lockers

Our **LOCKERS** are the perfect solution for small spaces or unused nooks, allowing you to economically maximize storage areas and increase your rental income. With our lockers, you provide customers with a secure and reliable storage option. This popular type of storage space is particularly appealing in self-storage facilities located in city centers, densely populated residential areas, or in a student neighborhood

Our lockers are available in almost any size and can be customized to fit the space available. Typical dimensions are 1 x 1 x 1 meter or 1 x 1 x 1.5 meter. The load capacity of a locker base is 220 kg/m2.

Thanks to their powder-coated surface, our lockers are scratch-resistant and durable. You can choose from a variety of RAL colors to personalize your lockers and match them to your space or corporate design.
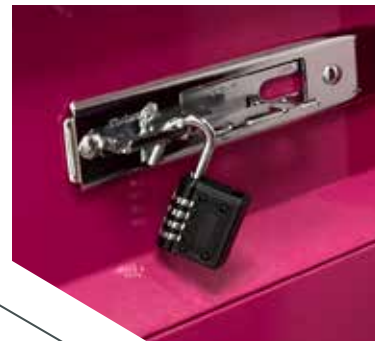
/ Locks

For securely locking a storage unit, there are three different types of locking mechanisms available.

PADLOCK. In the padlock locking system, tenants can bring their own padlock or purchase one from the self-storage operator. There is space on the latch system for an additional padlock, which the branch manager can close the storage space in case of payment default, for example.

CYLINDER LOCK. Locking with cylinder locks provides a more secure solution and gives the entire facility a uniform appearance. They come individually packaged, including three keys, and can be sold, rented, or provided to the tenant as desired. The cylinder locks are made of high-quality steel, highly resistant, and difficult to break open. For extra security of the storage compartments, so-called „Manager Keys" are available (though they are not master keys). Alternatively, an additional padlock can be attached using an adapter plate.

ELECTRONIC/DIGITAL LOCKING SYSTEM. With an electronic locking system, the storage boxes can be securely, conveniently, and comfortably opened and closed. Our high-quality electronic locking system is specially designed for our partition system and locking mechanism. The electronic lock is easy to use and can be controlled conveniently via a smartphone app. This eliminates the time-consuming key or transponder handover - the self-storage operation can be managed simply and comfortably through digital means.

/ THE ACCESSORIES

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/ Ceiling System

The innovative **CEILING SYSTEM** with an integrated motion sensor and powerful LED lighting is the perfect complement to the self-storage set-up. With its powerful and energy-efficient LED lighting, it creates bright and welcoming spaces.

Thanks to the built-in motion detector, the LED lighting automatically turns on when someone is nearby.

The ceiling panels create an atmospheric hallway and hide unsightly ceiling installations. In addition to the cables for our LED lighting, the cables for e.g. cameras and smoke detectors can also be easily installed on the panels. Cameras, smoke detectors, etc. can also be easily suspended from the panels.

The ceiling system is mounted under omega profiles, which are attached to the end walls of the self-storage units across the aisles. This also benefits the stability of the aisle walls. The ceiling system consists of 500 mm wide steel panels. These panels can be mounted individually or double side by side on the omega profiles.

INNOVATIVE
CREATES A BRIGHT AND PLEASANT ROOM ATMOSPHERE
PROVIDES ADDITIONAL STABILITY
SAVES COSTS
ENVIRONMENTALLY FRIENDLY.

/ Safety Steel Grid

Effectively prevent unauthorized individuals from climbing over the partition walls or throwing trash into other storage units by installing a STEEL GRID above the storage compartments - all without compromising lighting conditions and air circulation.

We recommend the security grid when the distance between the ceiling and the top of the partition system is more than 30cm.

ADDITIONAL SECURITY FOR YOUR TENANTS
BENEFICIAL IN CASE OF DAMAGE/INSURANCE CLAIMS
COST-EFFECTIVE PROTECTIVE MEASURE.

/ Storage Platform / Mezzanine

With a steel structure platform, also known as **MEZZANINE OR STO-RAGE PLATFORM,** you can easily and flexibly create additional storage space. This allows you to efficiently maximize the storage area in your building with sufficient room height and significantly increase your rental income.

The steel structure platform is a freestanding construction anchored to the floor. It consists of steel columns and cold-rolled main and cross beams, forming a selfsupporting lightweight system. If needed, for example, during relocation or renovation, the storage platform can be easily dismantled.

In the standard version, the storage platform floor is made of 38mm thick chipboards, optionally with a non-slip coating. The construction has a load-bearing capacity of at least 500kg/sqm (5 kN/m2).

For specific fire protection requirements (e.g., F30), the structure is equipped with a special fire protection ceiling system, and the steel columns are clad with fire-resistant panels. The storage platform floor is executed with chipboards classified as Bfl-s1.

Experience economic added value through additional storage space! Multiple levels are possible!

Economic added value through additional storage space
Several floors possible
Fast assembly by qualified assembly professionals
Brandschutz - Ausführung in F-30 möglich
Sustainable and modular construction
Different RAL colors available
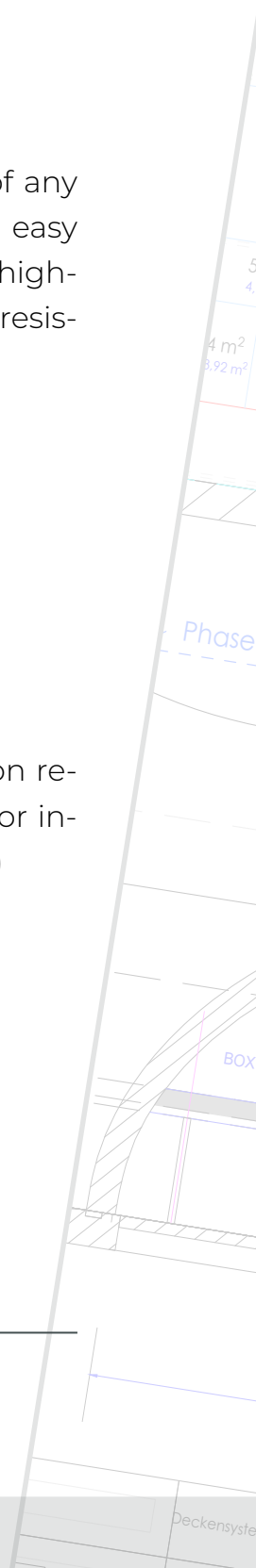
/ Wayfinding System / Numbering

A well-structured wayfinding system is an essential component of any self-storage facility, providing tenants with smooth navigation and easy room location. We offer both standard digits and custom labels on high-quality, self-adhesive industrial film that is fade-resistant, abrasion-resistant, and weatherproof.

STANDARD EXECUTION:
- Up to 120mm in height
- All common MAC/Windows font types
- 4-digit numbers/letters
- Black or white matte.

CUSTOM EXECUTIONS:
All sizes and many colors (similar to RAL-Classic) are possible. Upon request, we also provide individual wayfinding systems and labels, for instance, featuring your corporate design (logo, company colors, etc.)

We offer high-quality product solutions specifically designed for the self-storage industry. Our quality standard includes partition walls, swing doors, and roller doors, as well as ceiling systems with integrated LED lighting, steel grids over the storage units, and kicker plates at corners and walls. Additionally, we provide lockers and fixtures for electronic locks.

All products are custom-made for your self-storage property, featuring an aesthetically pleasing design. With scratch-resistant powder coating available in a wide range of RAL colors, there are thousands of design possibilities. The doors and roller doors can even be executed in multiple colors. The appearance of your self-storage property will be enhanced and aligned with your corporate design.

/ THE DESIGN

RAL
FARBEN

The individual elements of the doors and the corner profiles can be coated in almost any RAL color. Scratch resistant and powder coated!

RAL 1000	RAL 1001	RAL 1002	RAL 1003	RAL 1004	RAL 1005	RAL 1006	RAL 1007
RAL 1011	RAL 1012	RAL 1013	RAL 1014	RAL 1015	RAL 1016	RAL 1017	RAL 1018
RAL 1019	RAL 1020	RAL 1021	RAL 1023	RAL 1024	RAL 1027	RAL 1028	RAL 1032
RAL 1033	RAL 1034	RAL 2000	RAL 2001	RAL 2002	RAL 2003	RAL 2004	RAL 2008
RAL 2009	RAL 2010	RAL 2011	RAL 2012	RAL 3000	RAL 3001	RAL 3002	RAL 3003
RAL 3004	RAL 3005	RAL 3007	RAL 3009	RAL 3011	RAL 3012	RAL 3013	RAL 3014
RAL 3015	RAL 3016	RAL 3017	RAL 3018	RAL 3020	RAL 3022	RAL 3027	RAL 3031
RAL 4001	RAL 4002	RAL 4003	RAL 4004	RAL 4005	RAL 4006	RAL 4007	RAL 4008
RAL 4009	RAL 5000	RAL 5001	RAL 5002	RAL 5003	RAL 5004	RAL 5005	RAL 5007
RAL 5008	RAL 5009	RAL 5010	RAL 5011	RAL 5012	RAL 5013	RAL 5014	RAL 5015
RAL 5017	RAL 5018	RAL 5019	RAL 5020	RAL 5021	RAL 5022	RAL 5023	RAL 5024
RAL 6000	RAL 6001	RAL 6002	RAL 6003	RAL 6004	RAL 6005	RAL 6006	RAL 6007
RAL 6008	RAL 6009	RAL 6010	RAL 6011	RAL 6012	RAL 6013	RAL 6014	RAL 6015
RAL 6016	RAL 6017	RAL 6018	RAL 6019	RAL 6020	RAL 6021	RAL 6022	RAL 6024
RAL 6025	RAL 6026	RAL 6027	RAL 6028	RAL 6029	RAL 6032	RAL 6033	RAL 6034
RAL 7000	RAL 7001	RAL 7001	RAL 7002	RAL 7003	RAL 7004	RAL 7005	RAL 7006
RAL 7008	RAL 7009	RAL 7010	RAL 7011	RAL 7012	RAL 7013	RAL 7015	RAL 7016
RAL 7021	RAL 7022	RAL 7023	RAL 7024	RAL 7026	RAL 7030	RAL 7031	RAL 7032
RAL 7033	RAL 7034	RAL 7035	RAL 7036	RAL 7037	RAL 7038	RAL 7039	RAL 7040
RAL 7042	RAL 7043	RAL 7044	RAL 8000	RAL 8001	RAL 8002	RAL 8003	RAL 8004
RAL 8007	RAL 8008	RAL 8011	RAL 8012	RAL 8014	RAL 8015	RAL 8016	RAL 8017
RAL 8019	RAL 8022	RAL 8023	RAL 8024	RAL 8025	RAL 8028	RAL 9001	RAL 9002
RAL 9003	RAL 9004	RAL 9005	RAL 9010	RAL 9011	RAL 9016	RAL 9017	RAL 9018

/ Design examples

/ OUR QUALITY

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/ Material specifications

SYSTEM ELEMENTS	DIMENSIONS	SURFACE	COLOR
Corridor walls Material: Steel trapezoidal sheet	Wall height x 500 x 0,7mm	Polyester coated	RAL 9003
Interior walls Material: Steel trapezoidal sheet	Wall height x 500 x 0,5mm	aluminum zinc	
Swing door frames Material: Steel flat sheet	Wall height x 150 x 0,7mm	Polyester coated	RAL 9003
Swing Doors / Roller doors Material: Steel flat sheet	0,7mm	Powder coated	All Classic RAL Farbtöne
Top Panel / Revolving Doors Material: Steel flat sheet	0,7mm	Polyester coated	RAL 9003
Corner profiles Material: Sheet Steel	Wall height x 200 x 200 x 0,7mm	Powder coated	All Classic RAL Farbtöne
Kicker Plates Material: Checker plate	300 x 1,5/2mm	Aluminum checker plate	
Corner protection Material: Aluminium	1200 x 100 x 100mm 1,5/2mm	Aluminum checker plate	
Ceiling panels Material: Steel flat sheet	500 x 3000 x 40mm	Polyester coated	RAL 9003

PRODUCT DIMENSIONS

PRODUCT	HEIGHT IN MM	WIDTH IN MM
Swing Doors	2100 / 2300 mm	Single leaf: 800 / 1000 / 1200 mm Double leaf: 1500 / 2000 mm
Roller Doors	2100 / 2300 mm	1200 / 1500 / 2000 / 2500 mm

/ QUICK OVERVIEW SUMMARY

/ Corridor ceiling system

/ Roller doors

/ Corner protection

/ Swing doors

/ Lockers

/ Kicker plates

BASIC CONSTRUCTION - MATERIAL
Corridor walls corrugated steel sheet, 0.7mm thick, polyester coated RAL 9003. Inner walls steel profile sheet, alu-zinc alloy, 0.5mm thick Crossbars made of steel sheet to stabilize the walls U-steel profile, 0.7mm thick, polyester coated RAL9003.

SYSTEM DIMENSIONS
Partition wall heights: stepless in desired height up to 3400mm
Swing door heights: 2100mm + 2300mm
Roller door heights: 2100mm + 2300mm
Swing door widths: 800mm, 1000mm, 1200mm
Roller door widths: 1200mm, 1500mm, 2000mm, 2500mm

ASSEMBLY
Partitions are anchored to walls and floor with U-profiles. The pre-assembled doors and gates are connected to the partitions in a frame.

FEATURES
High stability and durability due to 0.7mm thick, polyester coated corrugated steel elements with impact protection and reinforced corners, as well as rolling gates and doors with perimeter frame construction. The light-reflecting gloss coating, in combination with the ceiling system and integrated LED lighting, creates very bright and larger-looking storage spaces.

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