

Container Storage — Terms & Conditions

Updated 13 October 2026 • Carriden Boatyard Ltd.

Use of the Storage Unit and the Site

1. Customers are responsible for ensuring their unit is locked prior to leaving the site. The Company will not take responsibility for goods lost or damaged on site when the Customer is loading/unloading or for unsecured goods on site.

2. Customers may use the unit for storage, workshop space and no other purpose without Boatyard management agreement.

3. Most household/business items are suitable for self-storage. However, our units are not suitable for the following items: – Bulk inflammable/combustible materials (items containing petrol/oil should be stored with minimal fuel. Perishable foodstuffs. Animals or animal products. Hazardous and dangerous items such as explosives, ammunition, toxic waste, asbestos, chemicals, radioactive materials. Illegal items and goods not owned by customers.

Customer vehicles are only allowed in the Boatyard for the purpose of delivering and collecting from the site. If any unauthorised vehicles are left at the site overnight there will be a charge of £10.00 per night.

4. Customers may not attach anything to the walls, ceiling floor or doors of the unit. They cannot paint, weld or drill holes in, or alter the structure of the container in any way. Customers must advise the Company if any damage to the container occurs.

Customers may only store items within their container. Any items or rubbish left outside of the storage unit will be chargeable including on the roof/top, any rubbish left at the site is a breach of the terms and conditions of rental.

5. Customers give their permission to allow us to break their lock, and/or for access to their unit in an emergency. We will also access the unit, if required to do so by the Police, H.M. Customs & Excise, Fire Services, Local Authority or by a Court Order.

6. Please note that in respect of Units fitted with an electricity supply, we cannot give a guarantee of an uninterrupted supply. The electricity supplied is given free of charge on the assumption of limited usage. If we find excessive usage of the electricity, then we reserve the right to withdraw the facility.

We will also withdraw the facility if the tenant does not keep to the rental terms paying the rental when due.

7. The Company shall not be liable for any loss or damage which you may suffer as a direct 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, breakdown of plant or machinery, fire, flood, difficulty in obtaining workmen, materials or transport, electrical power, internet or computer failures or other circumstances whatsoever outside our control and which affect the provision by us of access to or use of the unit.

Where keys are provided to container padlocks, and are lost, a £60 charge to the customer to cover replacement of the padlock will be levied.

8. This Agreement gives you a personal License to occupy the Unit/s until the Agreement is terminated. The Agreement is covered by Scottish Law and cannot be assigned without our prior written permission.

BOATYARD ACCESS

Customers can access at all times of the day. The gate to the Boatyard should be swung closed at all times and loosely bolted when in the boatyard. The gate **MUST** be padlocked closed on departure, unless you can actually see other customers in the yard. Always take your boatyard key with you, as you might not be seen and other departing customers may accidentally lock you in.

IF IN DOUBT, PLEASE ALWAYS LOCK THE GATE!

Payment Terms

Container Hire Fees will be payable in advance on a monthly basis by standing order into the Carriden Boatyard bank Account.

When giving notice of termination of the rental contract, 1 month's advance notice is required for termination by either the customer or the Company.

Please ensure that you advise us that you have vacated the Unit on the scheduled Move Out date, in order that the Unit maybe re-let.

In the event that any payments are missed, we reserve the right to charge £20 on each occurrence. The Container Hire Fees are subject to increase, by providing three months' notice in writing (or by email).

10. A repeated or consistent failure to Container Hire Fees on the due date, will result in exclusion from the Boatyard site, and/or we may break the lock on the Unit and install a new lock, whether or not we have exercised our right to terminate this Agreement.

11. If the Container Hire Fees and/or late payment charges are still outstanding two month after the due date we may: –

(a) give you written notice that we will remove all the Goods in the Unit if you have not paid all outstanding amounts due in full within 14 days of the posting of that notice by us to you at your address set out in the Customer Details Form;

(b) on expiry of the 14 days' notice, sell the goods on your behalf and pass good title to them and use the proceeds of sale to discharge any outstanding fees and charges due. If the proceeds of sale are insufficient to discharge your outstanding liability to us then you will remain liable for the balance;

(c) treat any of the Goods not sold as abandoned and destroy or otherwise dispose of them. Please note all accounts beyond our credit terms will be passed to a debt collection agency. All accounts, without exception, will be subject to a charge that covers our costs in recovery. These accounts will also be subject to any legal costs incurred in obtaining settlement.

Termination

Notice Period. 1 month's advance notice is required for termination by either the customer or the Company. Please e mail or write to us to tell us of your selected moving out date. Please ensure that you advise us once you have vacated the Unit, in order that the Unit maybe re-let. On termination of this agreement all goods must be removed from the unit, which should be left clean and tidy and in the same condition as the commencement date. We may make an appropriate charge if we have to clean the unit or dispose of any goods or rubbish left in the unit, or on the site. Any goods left in the unit after termination, will be considered as abandoned, and disposed of.

Insurance

It is important that you have sufficient insurance cover for your goods stored at our facility as our insurance DOES NOT cover customer goods stored in our containers.

Customer Declaration

- 1) I confirm that the goods are solely owned by me. If the Goods are not owned by me or not solely owned by me, I confirm I have obtained the owner's, co-owners or joint owner's consent (as applicable) to the storage of the Goods under the Terms and Conditions of this Agreement.
- 2) I understand that because the Company has not inspected the goods, it is not on notice as to the existence of any items and has no record of condition. Consequently, the Company is not able to and does not insure the goods and I acknowledge and agree that the Company owes no contractual or other duty in respect of my goods, including consequential or economic loss, whether or not any loss or damage caused is due to any act or omission, negligence or willful default, by us, our agents or other customers.
- 3) I have inspected the unit number to which this agreement relates and confirmed it is suitable for use and in good condition at the commencement date. I will advise the Company if there is any future damage or other defect affecting the unit.
- 4) I have received a copy of this Agreement. I have entered into the above Agreement by making payment to Carriden Boatyard Ltd. for the rental of a storage Unit on the terms shown above.

After the initial payment is received, if the Customer does not accept our terms and conditions, we will allow the Customer 48 hours to withdraw from the contract and a full refund will be given

Price reviews and increases

12. We normally review storage charges every two years, with the Retail Prices Index (RPI) as our primary guide. When reviewing charges, we may also take account of other reasonable factors affecting the costs of running Carriden Boatyard, including insurance, energy, property upkeep, maintenance, taxes, regulatory requirements and market conditions. Where significant unforeseen changes in these costs make it necessary, we may carry out a price review before the usual two-year interval. We will give customers at least three months' written notice of any increase, stating the revised charge, the reasons for the change and its effective date. A customer who does not accept the new rate may end their storage arrangement before the increase takes effect without a cancellation penalty, subject to settling amounts already due and making arrangements to remove their property.

Written acceptance

13. Before a new storage agreement begins, customers are asked to confirm by email or signature that they have read and agree to the dated version of the applicable Carriden Boatyard Terms & Conditions. Carriden Boatyard will retain a copy of the agreed terms and the customer's recorded acceptance.