

Incubating.

Providing flexible, secure space and hands-on support, is key to helping businesses start, scale and operate efficiently, without the risks of traditional leases.

Supporting business growth

Business customers now account for 36% of our occupied space, and this segment continues to grow. Big Yellow provides an ideal platform for businesses to start, grow and expand, offering flexible space that removes many of the risks associated with traditional leases. Our all-inclusive model, with no business rates or hidden costs, gives customers clarity and control with their overheads.

Our stores operate as practical business hubs, supporting a wide range of business types from start-ups to established operators. We are seeing strong growth from e-commerce businesses and entrepreneurs scaling side ventures. A broad range of unit sizes allows customers to scale space in line with demand, supported by access from 5am to 11pm, seven days a week. Purpose-built facilities, including large car parks, loading bays, spacious corridors and forklifting, alongside industry-leading security and on-site team support, enable efficient operations and allow business customers to focus on growth.



Enabling growth: ProtectaPet

ProtectaPet, an award-winning specialist in feline welfare and recipient of the King's Award for Enterprise in Innovation, has partnered with Big Yellow to support its rapid growth. By utilising our nationwide network and National Customer service, the business has established a flexible depot model, enabling stock to be positioned closer to customers and significantly improving operational efficiency. This has reduced travel time for engineers, helped increase conversion of enquiries into sales, while also reducing environmental impact.

The flexibility of our offering allows ProtectaPet to scale space quickly in response to demand, opening or resizing units across the UK with ease. Our on-site teams further support operations by receiving deliveries, handling goods and ensuring secure storage through robust security measures. This combination of flexibility, infrastructure and service provides ProtectaPet with the confidence and operational efficiency required to continue expanding its business.

Flexible office space

Big Yellow offers flexi-office space across 30 locations, designed to support modern, dynamic businesses with a simple and adaptable place to work. These workspaces provide a professional environment without the long-term commitment and complexity of traditional office leases.

Uniquely positioned alongside our storage facilities, flexi-offices allow customers to manage their workspace, stock and operations in one location. This integrated approach is particularly attractive to start-ups, e-commerce businesses and SMEs seeking greater efficiency and operational flexibility.

Our offices are fully serviced with secure access, free parking, kitchens, high-speed Wi-Fi and on-site team support, creating a convenient and reliable working environment. Flexible terms enable customers to scale space requirements in line with business needs, without the constraints of fixed leases.

Our business services

- Staff on-site to accept deliveries
- Extended hours access available
- Flexible uncomplicated leases from one week
- Forklifting service
- Trolleys and pallet trucks
- Easily accessible large car parks and loading bays
- Unrivalled security
- 30 dedicated office locations

