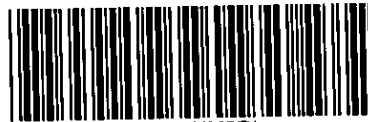


**Report of the Directors and
Financial Statements for the year ended 31 October 2009
for
RENT A SPACE LIMITED**

THURSDAY



AX2AHM3P

A21

29/07/2010

37

COMPANIES HOUSE

**Contents of the Report of the Directors and Financial Statements
for the year ended 31 October 2009**

	Page
Company Information	1
Report of the Directors	2
Report of the Independent Auditors	3
Balance Sheet	4
Notes to the Financial Statements	5

RENT A SPACE LIMITED

Company Information
for the year ended 31 October 2009

DIRECTORS.	S W Williams R D Hodsden
SECRETARY	S Ahmed
REGISTERED OFFICE	Brittanic House Stirling Way Borehamwood Hertfordshire WD6 2BT
REGISTERED NUMBER	3713007 (England and Wales)
INDEPENDENT AUDITORS	PricewaterhouseCoopers LLP Chartered Accountants and Statutory Auditors Cornwall Court 19 Cornwall Street Birmingham B3 2DT
SOLICITORS	Eversheds LLP 115 Colmore Row Birmingham B3 3AL

RENT A SPACE LIMITED (REGISTERED NUMBER. 3713007)

**Report of the Directors
for the year ended 31 October 2009**

The directors present their report with the financial statements of the company for the year ended 31 October 2009

PRINCIPAL ACTIVITY

The principal activity of the company in the year under review was that of a non-trading company

REVIEW OF BUSINESS

The company did not trade during the year and the directors do not currently envisage any change in this position

DIVIDENDS

No distribution of dividends will be recommended for the year (2008 £nil)

DIRECTORS

The directors shown below have held office during the whole of the period from 1 November 2008 to the date of this report

S W Williams
R D Hodsden

EVENTS SINCE THE BALANCE SHEET DATE

There have been no significant events since the company's financial year end on 31 October 2009

STATEMENT OF DIRECTORS' RESPONSIBILITIES

The directors are responsible for preparing the Report of the Directors and the financial statements in accordance with applicable law and regulations

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors have elected to prepare the financial statements in accordance with United Kingdom Generally Accepted Accounting Practice (United Kingdom Accounting Standards and applicable law). Under company law the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing these financial statements, the directors are required to

- select suitable accounting policies and then apply them consistently,
- make judgements and accounting estimates that are reasonable and prudent,
- state whether UK accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements,
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the company's transactions and disclose with reasonable accuracy at any time the financial position of the company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors confirm that they have complied with the above requirements in preparing the financial statements

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITORS

So far as the directors are aware, there is no relevant audit information (as defined by Section 418 of the Companies Act 2006) of which the company's auditors are unaware, and each director has taken all the steps that he ought to have taken as a director in order to make himself aware of any relevant audit information and to establish that the company's auditors are aware of that information.

AUDITORS

The auditors, PricewaterhouseCoopers LLP, will be proposed for re-appointment at the forthcoming Annual General Meeting.

ON BEHALF OF THE BOARD



S Ahmed - Secretary

26 July 2010

Independent Auditors Report to the Shareholders of Rent A Space Limited

We have audited the financial statements of Rent A Space Limited for the year ended 31 October 2009 which comprise the Balance Sheet and the related notes. The financial reporting framework that has been applied in their preparation is applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice)

Respective responsibilities of directors and auditors

As explained more fully in the Statement of Directors' Responsibilities set out on page 2 the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view. Our responsibility is to audit the financial statements in accordance with applicable law and International Standards on Auditing (UK and Ireland). Those standards require us to comply with the Auditing Practices Board's Ethical Standards for Auditors.

This report, including the opinions, has been prepared for and only for the company's members as a body in accordance with Chapter 3 of Part 16 of the Companies Act 2006 and for no other purpose. We do not, in giving these opinions, accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our prior consent in writing.

Scope of the audit of the financial statements

An audit involves obtaining evidence about the amounts and disclosures in the financial statements sufficient to give reasonable assurance that the financial statements are free from material misstatement, whether caused by fraud or error. This includes an assessment of whether the accounting policies are appropriate to the company's circumstances and have been consistently applied and adequately disclosed, the reasonableness of significant accounting estimates made by the directors, and the overall presentation of the financial statements.

Opinion on financial statements

In our opinion the financial statements

- give a true and fair view of the state of the company's affairs as at 31 October 2009,
- have been properly prepared in accordance with United Kingdom Generally Accepted Accounting Practice, and
- have been prepared in accordance with the requirements of the Companies Act 2006

Opinion on other matter prescribed by the Companies Act 2006

In our opinion the information given in the Directors' Report for the financial year for which the financial statements are prepared is consistent with the financial statements.

Matters on which we are required to report by exception

We have nothing to report in respect of the following matters where the Companies Act 2006 requires us to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received from branches not visited by us, or
- the financial statements are not in agreement with the accounting records and returns, or
- certain disclosures of directors' remuneration specified by law are not made, or
- we have not received all the information and explanations we require for our audit



Matthew Mullins (Senior Statutory Auditor)
For and on behalf of PricewaterhouseCoopers LLP
Chartered Accountants and Statutory Auditors
Birmingham
27 July 2010

RENT A SPACE LIMITED (REGISTERED NUMBER: 3713007)

**Balance Sheet
31 October 2009**

	Notes	2009 £	2008 £
CURRENT ASSETS			
Debtors	3	<u>80,897</u>	<u>80,897</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>80,897</u>	<u>80,897</u>
CAPITAL AND RESERVES			
Called up share capital	4	500,000	500,000
Profit and loss reserve		<u>(419,103)</u>	<u>(419,103)</u>
TOTAL SHAREHOLDERS' FUNDS	8	<u>80,897</u>	<u>80,897</u>

The financial statements were approved by the Board of Directors on 26 July 2010 and were signed on its behalf by



R D Hodsden - Director

The notes form part of these financial statements

**Notes to the Financial Statements
for the year ended 31 October 2009**

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost and going concern conventions and are in accordance with the Companies Act 2006 and applicable accounting standards in the United Kingdom. Accounting policies have been applied consistently for both financial years.

Cash flow statement

Safestore Holdings plc, the ultimate parent company, has included a cash flow statement in its Group accounts for the year ended 31 October 2009. Under paragraph 5(a) of Financial Reporting Standard 1 (Revised 1996), "Cash Flow Statements", no cash flow statement is therefore required in the accounts of this company.

2 STAFF COSTS

There were no staff costs for the year ended 31 October 2009 nor for the year ended 31 October 2008.

The average monthly number of employees during the year was as follows:

	2009	2008
Directors	<u>2</u>	<u>2</u>

The directors did not receive emoluments for their services to the company (2008: £nil).

3 DEBTORS AMOUNTS FALLING DUE WITHIN ONE YEAR

	2009 £	2008 £
Amounts owed by group undertakings	<u>80,897</u>	<u>80,897</u>

No interest is chargeable and, subject to the restrictions shown in note 6, these amounts are repayable on demand.

4 CALLED UP SHARE CAPITAL

Allotted, Number	issued and fully paid Class	Nominal value	2009 £	2008 £
450,000	Ordinary A shares	£1	450,000	450,000
50,000	Ordinary B shares	£1	<u>50,000</u>	<u>50,000</u>
			<u>500,000</u>	<u>500,000</u>

5 IMMEDIATE AND ULTIMATE PARENT COMPANY AND CONTROLLING PARTY

The immediate parent company is Mentmore Limited. The ultimate parent company and controlling party is Safestore Holdings plc, which is incorporated in Great Britain and registered in England and Wales. Safestore Holdings plc is the smallest and largest parent undertaking to consolidate these financial statements. Copies of the Group accounts may be obtained from the company's registered office at Brittan House, Stirling Way, Borehamwood, Hertfordshire WD6 2BT.

6 CONTINGENT LIABILITIES

As part of the group banking, the company has agreed to certain restrictions on the exercise of its rights against fellow group undertakings.

7 RELATED PARTY DISCLOSURES

The Company has taken advantage of the exemption available under paragraph 3 of Financial Reporting Standard 8, Related Party Disclosures, to dispense with the requirement to disclose transactions with fellow subsidiaries, whose voting rights are held wholly within the Group, and which are included in the consolidated financial statements of Safestore Holdings plc.

**Notes to the Financial Statements - continued
for the year ended 31 October 2009**

8 RECONCILIATION OF MOVEMENTS IN TOTAL SHAREHOLDERS' FUNDS

	2009	2008
	£	£
Profit for the financial year	-	-
Opening shareholders' funds	<u>80,897</u>	<u>80,897</u>
Closing shareholders' funds	<u>80,897</u>	<u>80,897</u>