

## MAJOR DISPOSAL SALE - ASSETS FOR SALE BY PRIVATE TREATY

Upon Instructions of the Joint Administrators of Phoenix Chemicals Limited (In Administration)

### PHARMACEUTICALS INTERMEDIATES & FINE CHEMICALS PROCESSING PLANT

Continuous Batch Processing Plants for the manufacture of Pharmaceuticals Intermediates and Fine Chemicals in 2 locations.

**Three Trees Road, Annan, Dumfriesshire, Scotland DG12 5QH (Site 1):**

- 27 acre manufacturing facility comprising of four independent vertical production units.

**16—34 Thursby Road, Croft Business Park, Bromborough, Wirral, England CH62 3PW (Site 2):**

- 3.4 acre site manufacturing non-sterile materials and drugs for clinical trials.

Associated service plants at both sites including: Boiler Plant, Water Purification and Effluent Treatment Plants, Air Plant, Refrigeration, Tank Farms, Engineering, Warehousing and Analytical Laboratory Equipment.



Hosokawa Micron Downflow Batching Booth



Pfaudler-Balfour RA84 Scrubber Liquor Receivers

#### Viewing & Further Information:

Please contact Bob Smith on +44 (0)1254 763183 for further details. Viewing by appointment only.

#### Plant Removal:

All plant offered for sale is currently commissioned on site and will be cleaned and purged prior to sale. The purchaser will be responsible for the decommissioning and removal from site of any lots purchased. Winterhill Asset Limited request all prospective purchasers adhere to strict health and safety policies when on site at all times. Method statements and risk assessments will be required prior to the removal of any lot.



All sales subject to a Buyers Premium of 12.5% and 20% VAT.

[www.winterhillgroup.com](http://www.winterhillgroup.com)



- These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Winterhill Asset Limited or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy themselves by inspection or otherwise as to their accuracy and fullness. They must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- The vendor does not make or give and neither Winterhill Asset Limited nor its servants has any authority, express or implied, to make or give any representation or warranties in respect to the property.
- In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

# Annan, Dumfriesshire

## Plant

### Reactors:

Henry Balfour/Pfaudler-Balfour, stainless steel/glass lined mild steel/hastelloy, 250 litre up to 12,000 litre.

### Vessels, Receivers & Storage Tanks:

Stainless steel/glass lined mild steel/hastelloy, 250 litre up to 700,000 litre.

### Filters:

Rosenmund Pressure Filters, 2.4m<sup>2</sup>/5m<sup>2</sup>/7m<sup>2</sup> & 6m<sup>3</sup>; Chemap (Funda) 1.5m<sup>2</sup>, Cuno.

### Dryers:

Buss Paddle Dryers, 2,500 litre & 4,000 litre; Alfred Bolz MF400 Blender Dryer, 4,000 litre; Charles Thompson Filter Dryer, 1.5m<sup>2</sup> (hastelloy).

### General Plant:

Boilers, Distillation Columns, Heat Exchangers, Condensers, Scrubbers, Air Compressors, Refrigeration Compressors, Pumps, Vacuum Pumps, Thermal Fluid Equipment, Water Purification Plants, Fire Pumps and Tanks. Engineering Equipment, Warehouse Equipment and Racking, Clean Rooms, Batching and Drumming Booths. Kitchen Equipment.

### Laboratory Equipment:

HPLC Systems, GC Systems, UV/VIS Spectrometers, Balances, Ovens, Fume Cupboards, etc.

## Filters



Rosenmund AG Pressure Filter 6m<sup>3</sup>



Rosenmund AG Pressure Filter 7m<sup>3</sup>



Rosenmund AG Pressure Filter, 2.4m<sup>2</sup>

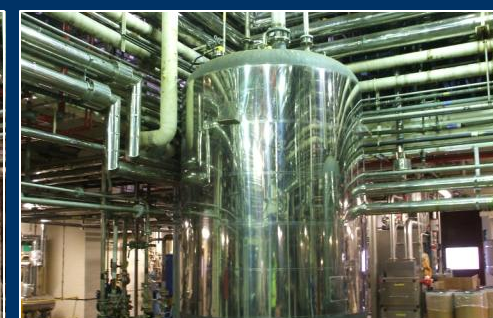
## Vessels



Pfaudler-Balfour Process Vessel, 9000ltr



Alexander Dey 9000ltr & 7000ltr Receivers



Henry Balfour Receiver, 12000ltr



Pfaudler Balfour Header Vessel, 340ltr



Azeotropic Separator—Hastelloy



Henry Balfour Distillate Receiver, 12000ltr



## Laboratory

## General Plant

Annex



Agilent Tech GC System, 6890 Series



Continuous Process Rig



USP Water Purification Plant



CCD 5m x 3m Clean Room



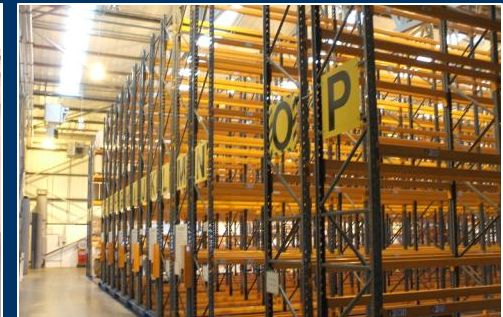
HP Series 1100 HPLC Systems



Atlas Copco ZT90 Oil Free Compressor, 8 bar



York Refrigeration Compressor



Dexion Live Racking System (1,800 Pall ets)

## Reactors

## Dryers



Pfaudler-Balfour AE1600 Reactor, 1000ltr



Jacketed Reactor



Buss AG Paddle Dryer, 4000ltr



Alfred Bolz MF400 Blender Dryer, 4000ltr



# Property (For Sale by Private Treaty)

## Location

The site is located at Three Trees Road, Annan, Dumfriesshire, Scotland, DG12 5QH.

This exceptional bespoke facility is located at Waterfoot, Newbie, two miles west of the town of Annan. The site occupies a large proportion of the peninsula leading out to the Solway Firth. Annan stands on the River Annan approximately 2 miles from its mouth, 15 miles from Dumfries, in the region of Dumfries and Galloway on the Solway Firth, South Scotland.

The site is situated in a rural location, sparsely populated with a small number of residential dwellings and a large neighbouring industrial site occupied by Cochran Ltd.

The site has good access to the major road networks A75, A74(M) and M6.

## Description

The vast site extends to a total of 154 acres (62.6 Hectares) of green field land incorporating processing plant and buildings extending to 27 acres which has been purpose built. The facility comprises of four independent production buildings, engineering, warehousing and analytical laboratory facilities with an extensive network of overhead utility pipework lines running over the entire site. The site includes: a sports pavilion, designated sports field and parking facilities located near the security gatehouse, administration offices, 3 electrical substations, boiler house and associated fuel silos, cooling towers and various chemical store areas. The site includes a reservoir created through on-site bore holes, providing water for production and fire water.



## Accommodation

Building GH1	Gatehouse security and entrance to site.
Building AD1	Site administration and medical centre.
Building C1	Canteen.
Building Q1	Quality compliance laboratories and administration.
Building W1	Engineering offices, workshops and stores.
Buildings S9/10, S3	Production services.
Buildings S12, S11, S15	Stores complex including main raw material and storage area, intermediate storage area, final product warehouse and despatch, engineering stores, purified water facility.
Buildings A1, A2, A3, and A4	Production buildings with bulk pharmaceutical chemical finishing suite.
Other Areas	Water cooling towers; Nitrogen storage area & Bulk solvent storage.

Total buildings area 166,507 sq. ft.

## Tenure

- Freehold.

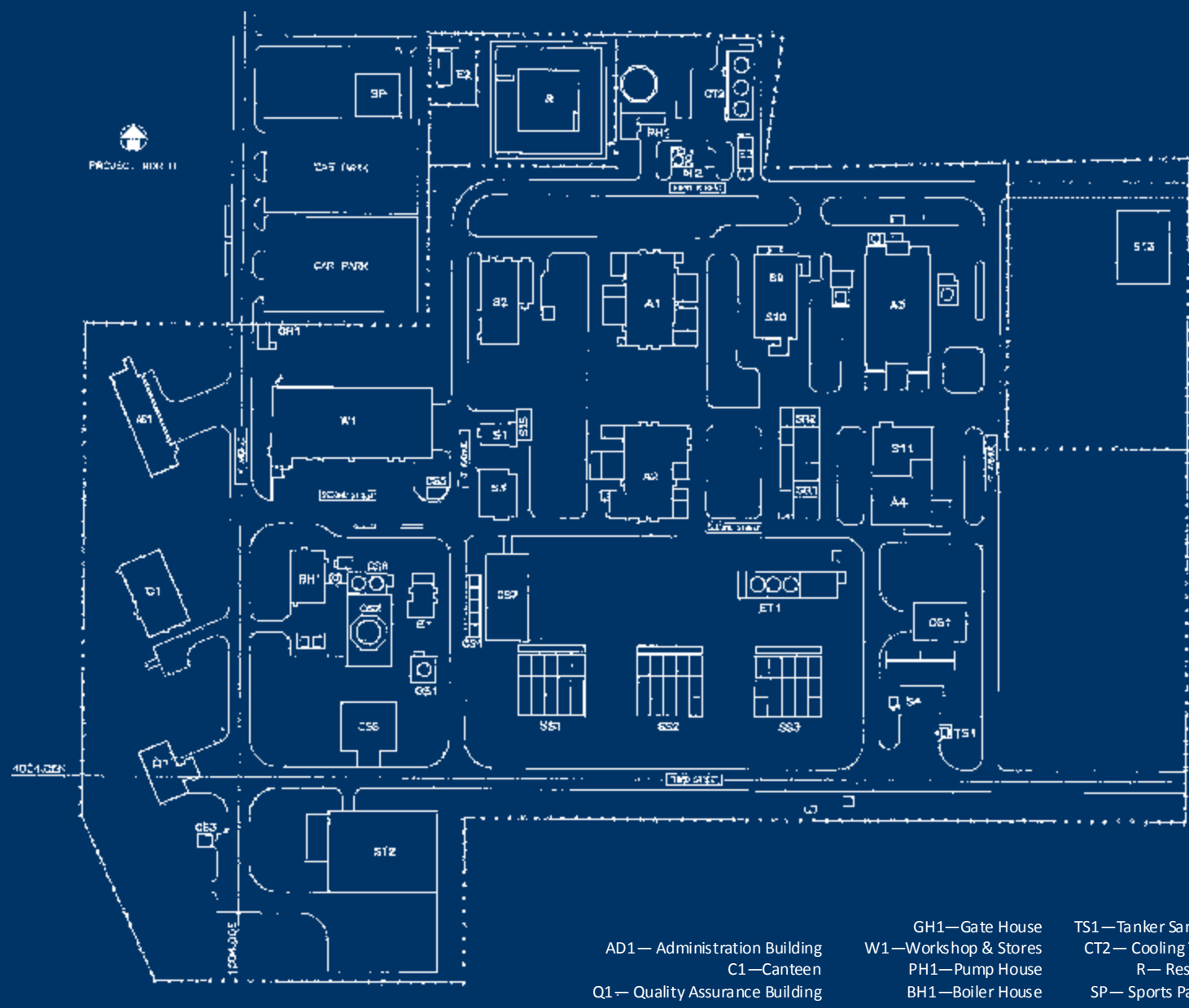
## Site Plan



Price, Viewing & Further Information

Contact Henry Martin  
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## Detailed Site Plan



A1—Production Building No.1  
 A2—Production Building No.2  
 A3—Production Building No.3  
 A4—Production Building No.4

E1— Electrical Substation No.1  
 E2— Electrical Substation No.2  
 E3— Electrical Substation No.3

S1— Services Building No.1  
 S2— Services Building No.2  
 S3— Services Building No.3  
 S4— Services Building No.4  
 S9— Services Building No.9  
 S10— Services Building No.10  
 S11— Services Building No.11  
 S12— Services Building No.12  
 S13— Services Building No.13  
 S15— Services Building No.15

OS1— Diesel Oil Store  
 OS2—Fuel Oil Store

CS1— Chemical Storage No.1  
 CS3— Chemical Storage No.3  
 CS4— Chemical Storage No.4  
 CS5— Chemical Storage No.5  
 CS6— Chemical Storage No.6  
 CS7— Chemical Storage No.7  
 CS8— Chemical Storage No.8

SS1— Solvent Storage No.1  
 SS2— Solvent Storage No.2  
 SS3— Solvent Storage No.3

N2— Nitrogen PSA Plant

ET1—Effluent Treatment No.1

SR1— Solvent Recovery No.1  
 SR2— Solvent Recovery No.2

AD1— Administration Building  
 C1—Canteen  
 Q1— Quality Assurance Building

GH1—Gate House  
 W1—Workshop & Stores  
 PH1—Pump House  
 BH1—Boiler House

TS1— Tanker Sampling  
 CT2— Cooling Tower  
 R— Reservoir  
 SP— Sports Pavilion



- Winterhill Asset Limited, as agents for the vendor or, as the case may be, Lessor (the Vendor) and for themselves, given notice that:
1. These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
  2. The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Winterhill Asset Limited or their servants. It is for the purchaser or as the case may be Lessee (the 'Purchaser') to satisfy themselves by inspection or otherwise as to their accuracy and fullness. They must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
  3. The vendor does not make or give and neither Winterhill Asset Limited nor its servants has any authority, express or implied, to make or give any representation or warranties in respect to the property.
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  5. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

# Bromborough, Wirral

## Plant

### Reactors:

Pfaudler-Balfour/De Dietrich/Integ/Bibby, stainless steel/glass lined mild steel/hastelloy, 25 litre up to 4,000 litre.

### Vessels, Receivers & Storage Tanks:

Stainless steel/glass lined mild steel, 250 litre up to 50,000 litre.

### Evaporators:

Buss DV200 Wiped Film Evaporator; Corning Rotary Film Evaporator; Bibby Forced Circulation Evaporator.

### Centrifuges:

Heinkel HF600-1 Inverting Centrifuge; Broadbent T46A Centrifuge; Rustfri CPR60 Centrifuge.

### Dryers:

Charles Thompson Pressure Filter Dryer, 3,434 litre; Kemutech Gardner 1200RH Vacuum Blender Dryers (2 off).

### General Plant:

Boilers, Heat Exchangers, Condensers, Scrubbers, Air Compressors, Refrigeration Compressors, Pumps, Vacuum Pumps, Generator, Hydrogenator (Hastelloy). Engineering Equipment, Warehouse Equipment, Forklift Trucks and Racking, Drumming Booths.

### Laboratory Equipment:

HPLC Systems, GC Systems, UV/VIS Spectrometers, Balances, Ovens, Fume Cupboards, etc.

## Dryers



Kemutech Gardner 1200RH Dryer, 1200ltr

## Filters



Charles Thompson Pressure Filter/Dryer, 3434ltr

## Centrifuges



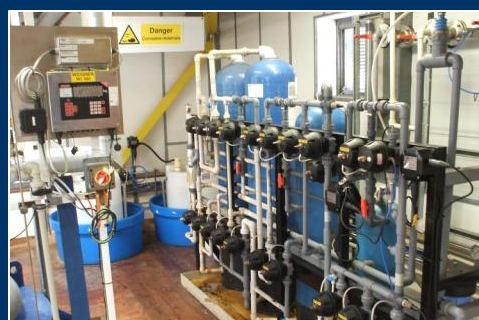
Heinkel HF600-1 Inverting Centrifuge, 52ltr

## Centrifuges



Rustfri CPR60 Centrifuge

## General Plant



Derwent Water Treatment Plant



Toyota 6-FBRE16 Battery Reach Truck



Broadbent T46A Centrifuge



Air Pollution Control Scrubber Unit



Kesner-DJM Scrubber



CPS Drumming Booth



## Reactors

## Vessels



Bibby Reactor, 4000ltr



Pfautler-Balfour Jacketed Reactor, 50ltr



De Dietrich Receiver, 3000ltr



Bibby Waste Neutralising Tank, 2000ltr



Bibby Jacketed Reactor, 3000ltr



De Dietrich Jacketed Reactor, 743ltr



MDC Waste Storage Tank



Fabtek Insulated Tank



Integ Insulated Diazald/DMSO Tank, 3000ltr

## Evaporators

## Laboratory



Buss Wiped Film Evaporator



DV200/0.5kw Wiped Film Evaporator



Bruker NMR System



Varian 3900 Gas Chromatographs



Spectrasystem HPLC Systems



# Bromborough

## Property (For Sale by Private Treaty)

### Location

The site is located at 16 – 34 Thursby Road, Croft Business Park, Bromborough, Wirral, CH62 3PW.

The facility, located on Thursby Road is situated within Croft Business Park which is an established industrial area just off Chester Road (A41). Bromborough is within the Metropolitan Borough of Wirral, on the Wirral Peninsula. It is strategically located in an established industrial estate Croft Business Park is approximately 2 miles to the east of Junction 4 of the M53, which affords access to Cheshire, North Wales and the M56 leading to Manchester and the M6.

### Description

This unique and highly specialist Bromborough facility comprises of three buildings occupying a site of 3.4 Acres (1.4 Hectares) ; the largest building is a row of six terraced industrial units and opposite these are two semi detached blocks comprising of office and industrial accommodation. There is also a chemical storage area which houses a large tank farm which distribute their contents via pipe work running behind units 28/30 and 32/34.

The site has been gradually acquired and adapted over 20 years to create the current modular facility. The units have been converted over this period to allow for the specific manufacturing of a range of chemicals including active pharmaceutical ingredients (APIs), API intermediates, API starting materials and fine chemicals.

#### 16—24 Thursby Road

This row of six steel portal frame units are understood to have been constructed in 1981. They are now generally used as storage warehouses to accommodate racking with access through up and over roller doors. offices, changing facilities, lockers, showers, workshop, mezzanine stores and a production drying room .

#### 28/30 & 32/34 Thursby Road

The ground and first floors of both units house administration offices as well as specialist laboratories in 32/34. The remaining areas of these premises accommodate specialist plant, machinery, mezzanine floors and staging platforms used in the production of their pharmaceutical products.

### Accommodation

Unit 16	Warehouse & Office.
Unit 18	Warehouse.
Unit 20	Warehouse.
Unit 22	Warehouse & Office.
Unit 24	Engineering Workshop & Canteen.
Unit 26	Warehouse, Plant 26 including preparation areas.
Unit 28	Offices and Plant 28 including finishing rooms.
Unit 30	Offices and Plant 30.
Unit 32	R & D Laboratory, Offices and Plant 32.
Unit 34	Quality Control Laboratory, Office and Main Plant.

Total Building Area 62,916 sq. ft.

### Tenure

- Freehold.



### Site Plan



Price, Viewing & Further Information

Contact Henry Martin  
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# Contact:

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## General Notice:

Christopher Ratten and Jeremy Nigel Ian Woodside appointed as Joint Administrators of Phoenix Chemicals Limited ("the Company") on 25 January 2011. The affairs, business and property of the Company are being managed by the Joint Administrators. The Joint Administrators and their staff act as agents of the company and without personal liability.

## Administrators Office:

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