

Centre for Process Innovation Limited

Class 1000 & 10000 Cleanrooms (Technical Service Hall) Technology Development Area Wilton Centre, TS10 4RF



CLASS 1000 & 10000 CLEANROOM FACILITIES WITH OFFICE SPACE, STORAGE SPACE AND SECURE MAINTENANCE AREA.

Accommodation

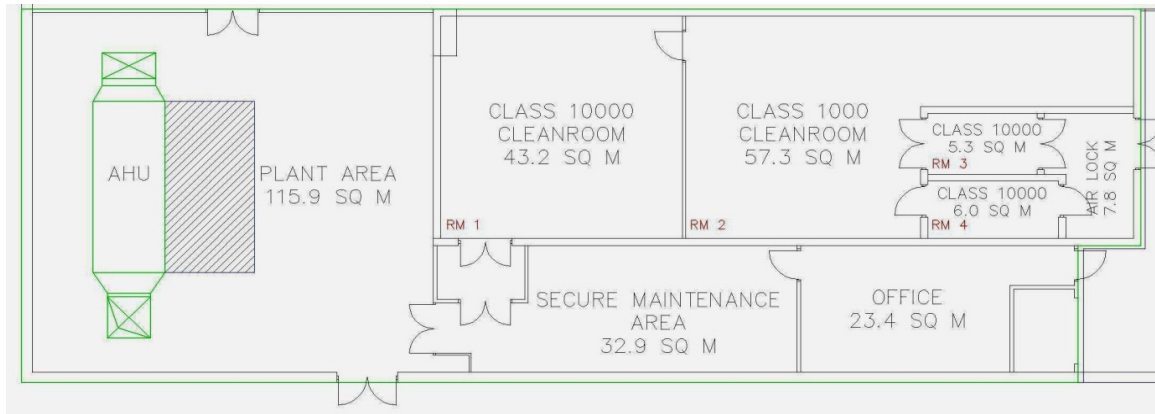
Zone 1

Room 1 (Class 10000)	43sq m
Room 2 (Class 1000)	57sq m
Room 3 (Class 10000)	5sq m
Room 4 (Class 10000)	6sq m
Office Area	23sq m
Plant Area	116sq m
Maintenance Area	32sq m

Zone 2

Room 5 (Class 10000)	54sq	m
Room 6 (Class 10000)	16sq	m
Room 7	18sq	m

Zone 1 Specification



General Specifications

Room 1 (Secure Access)

- 43.2 sq m
- Class 10000
- Concrete floor with paint finish
- Pre-installed piping for up to 6 gases from external gas bottles
- Pale blue wall finish
- 70 sq mm SWA cable installed and terminated at a local isolator within the cleanroom

Room 2 (Secure Access)

- 57.3 sq m
- Class 1000
- Grey vinyl floor finish
- Pre-installed services: compressed air and nitrogen
- Pale blue wall finish
- Air controlled by air handling unit in plant area
- Installed fume cupboard
- Network sockets and single phase power sockets installed

Rooms 3 & 4 (Secure Access)

- Class 10000
- 5.3 and 6.0 sq m respectively
- Grey vinyl floor finish
- Pale blue wall finish
- Room 4 is suitable for use as gowning area

Office Area (Secure Access)

- 23.4 sq m
- 3 wall mounted electric heaters and wall shelving
- Pale blue wall finish
- 5 double network sockets
- 7 double wall sockets
- Kitchen area with sink and water heater
- Carpet floor finish

Plant Area (Secure Access)

- 115.9 sq m
- Mesh gate access
- Houses air handling unit
- Power distribution board for Zone 1 installed in this area
- Industrial paint floor finish (Red)
- Deep blue wall finish
- Top open up to building roof level
- 70 sq mm SWA cable installed and terminated at a local isolator within the plant area

Secure Maintenance Area

- 32.9sq m
- Lighting distribution board for Zone 1 installed in this area
- Concrete floor with industrial paint finish (red)
- Deep blue wall finish

Zone 1 Construction Specifications

The technical service hall which houses the cleanroom consist of a level reinforced concrete floor slab with a partial framed envelop. The cleanroom construction is steel framed using steelwork of grade 43 painted with post fabrication primer. A surface preparation treatment in the form of a smothering compound was applied to smooth the floor and provide a suitable sub-base for the floor vinyl.

The walls are formed using British Gypsum gyproc system. Head and floor tracks were fixed in position and studs inserted at 600 centres. The walls are faced with two layers of 12.5mm tapered edge plasterboard and completed with scrim and jointing compound.

Zone 1 Cleanroom Specifications

The cleanroom is based on the following criteria

- Cleanroom condition - $20^{\circ}\text{C} \pm 2$ max. 50% relative humidity
- Summer external ambient - 30°C dry bulb and 20°C wet bulb
- Winter external ambient - 5°C saturated
- Classification (1) - Class 6 **ISO** 14644-1 (Class 1,000)
- Classification (2) - Class 7 **ISO** 14644-1 (Class 10,000)
- Air changes (1) - 70 per hour
- Air changes (2) - 40 per hour

Zone 1 Ventilation System

The ventilation system comprises the following

- Fresh air inlet
- Re-circulated/fresh air mixing section
- G4 pre-filter
- Dx cooling coil
- Steam heating coil
- Centrifugal fan
- F7 rigid bag filter

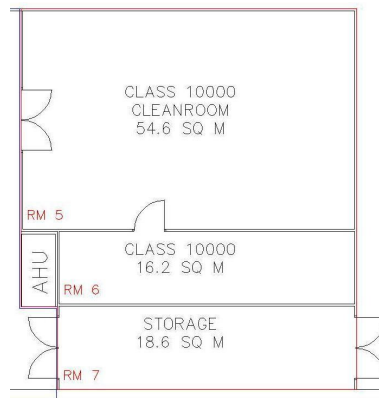
Zone 1 Process Gases

- Compressed Nitrogen - From Technical Development Area hall supply
- Compressed Dry Air - From Technical Development Area hall supply

Zone 1 Power Supply

The incoming nominal supply voltage to the facility is $400\text{V} \pm 50\text{Hz}$ between phases and $230\text{V} + 10\% - 6\% 50\text{Hz}$ between phases to neutral for single phase supplies. Two distribution boards have been allocated to this facility. One dedicated for power and the other for lighting

Zone 2 Specification



Room 5

- 54.6 sq m
- 2.6 meters high
- Class 10000
- Grey vinyl floor finish
- Cream wall finish
- 6 vision panels
- 18 double sockets
- 6 double network sockets
- Air controlled by air handling unit in connecting area

Room 6

- 16.2 sq m
- Class 10000
- Grey vinyl floor finish
- Cream wall finish
- Air controlled by air handling unit in connecting area
- 1 double socket

Rooms 7

- 18.6 sq m
- Grey vinyl floor finish
- Cream wall finish
- Air controlled by air handling unit in connecting area
- 1 double socket

Zone 2 Construction Specifications

Zone 2 is a free standing structure consisting of a 'Troax Toledo' double skin modular partitioning system. Glazing panels are flush mounted double glazed units. Doorways are also of Troax manufacture. All joints are silicon sealed.

Ceiling is constructed of 'Lay-in' grid & tiles and silicon sealed within clean areas into the grid system to give a good seal.

- Classification - Class 7 **ISO** 14644-1 (Class 10,000)

Zone 2 Ventilation System

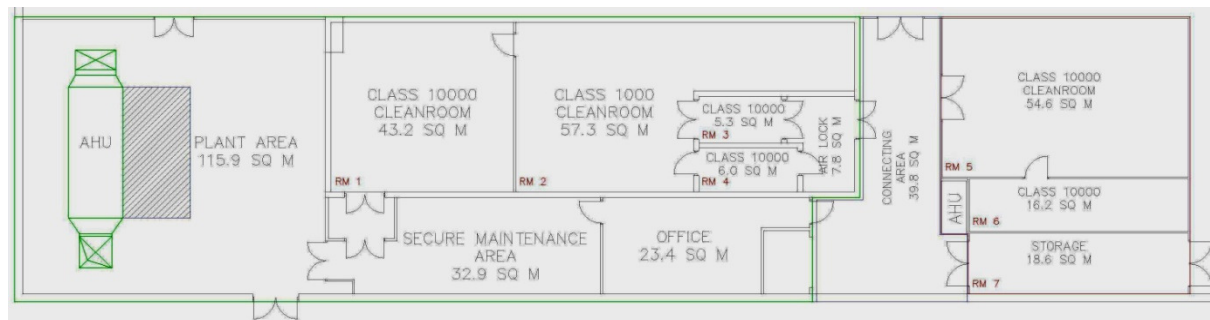
The air handling unit is floor mounted within the connecting corridor as shown in the drawing on the next page. The air handling unit provides the supply, return and fresh air make up for the cleanroom. It also contains a 9kW electric heater battery within which provides cleanroom heating.

3 magnehelic gauges have been installed just at the entrance into the cleanroom which enables the conditions of the cleanroom to be easily monitored.

Zone 2 Power Supply

A ring main has been installed with up to 21 sockets installed within Zone 2. Three hour mounted emergency lighting fittings are located adjacent to each doorway.

Note: Zones 1 & 2 will be rented together as a single unit. Please see layout below.

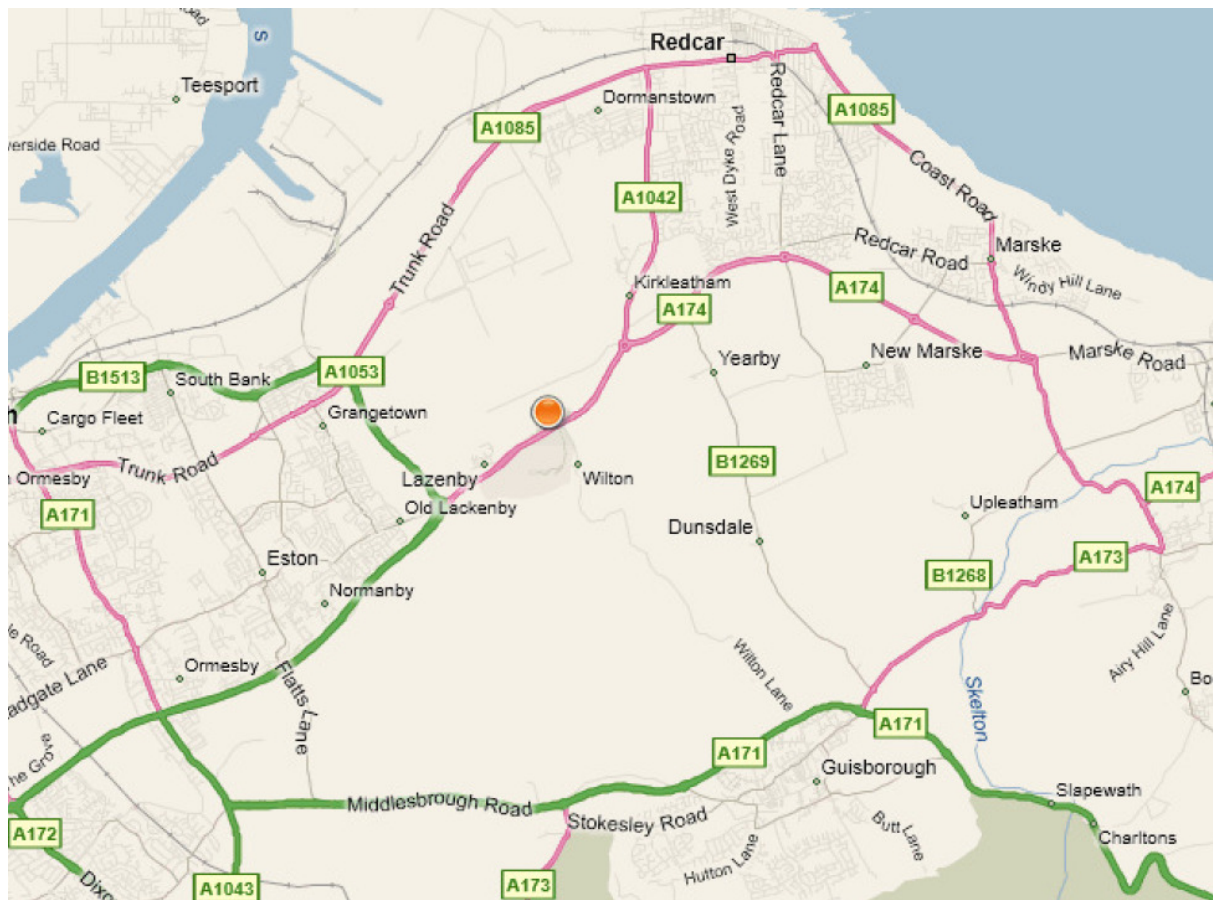


Details on mechanical, electrical and IT services can be provided on request.

Location

The facility is located at the Wilton Centre in Redcar.

The Wilton Centre,
Redcar,
Cleveland
TS10 4RF



Defined Terms

“Lease Arrangement” means a lease upon terms directly negotiated and agreed between yourself and the Wilton Centre for a minimum term of five years and a proposed rent of at least £ 8.40 per square foot and a service charge of £7.59 per square foot per annum plus utility charges.

“Wilton Centre” means Wilton Centre (No. 1) Limited and Wilton Centre (No. 2) Limited

1. Conditions of Sale

- 1.1. You will be buying the items listed as installed in Zones 1 and 2 , which are installed in premises owned by Wilton Centre, and which cannot immediately be removed from those premises, but which can be accessed by you entering into a Lease Arrangement with Wilton Centre, and can only be removed by you on the basis that you agree directly with the Wilton Centre in the Lease Arrangement. For the avoidance of doubt you are not buying any premises, any lease or licence thereof, nor paying for an assignment of a licence or a lease, but are buying the listed items installed in those premises, access to which is subject to your own arrangements with the Wilton Centre.
- 1.2. All items are sold as seen and without any warranties or representations as to quality, effectiveness, or suitability for any purpose, whether brought to our attention or otherwise, and you should carry out your own due diligence on the items and satisfy yourself that you want them and/or that they are suitable for your purposes in conjunction with the terms of the Lease Arrangement that you agree with Wilton Centre.
- 1.3. CPI reserves the right to reject all bids and withdraw from the process at any time.

2. Limitation of liability

- 2.1. Neither party excludes or limits liability to the other party for death or personal injury caused by negligence or for fraud or fraudulent misrepresentation nor where liability cannot be excluded or limited as a matter of law (e.g. breach of any obligations implied by Section 2 of the Supply of Goods and Services Act 1982).
- 2.2. Subject to Condition 2.1 above, CPI's total liability in contract, tort (including negligence), breach of statutory duty, misrepresentation or otherwise, arising in connection with the performance or contemplated performance of any contract shall be limited to a maximum of the total price payable in respect of the items listed above which have given rise to the claim or liability.
- 2.3. Subject to Condition 2.1, CPI shall not be liable to the purchaser for any:
 - 2.3.1. loss of profit, (whether direct or indirect); and/or
 - 2.3.2. loss of business; and/or
 - 2.3.3. loss of business opportunity; and/or
 - 2.3.4. depletion of good-will; and/or

- 2.3.5. loss or corruption of data, or the costs and consequences of any data restoration; and/or
- 2.3.6. costs of loans, borrowing and/or of temporary financing; and/or
- 2.3.7. additional staffing costs; and/or
- 2.3.8. costs, expenses or other claims for any type of special, indirect or consequential loss or compensation (including loss or damage suffered as a result of an action brought by a third party);

whatsoever and howsoever caused which arises out of or in connection with these conditions, even if such loss was reasonably foreseeable or CPI had been advised of the possibility of the purchaser incurring the same.

3. Instructions to interested parties

If you are interested in purchasing the items described above please contact Rosanne Ryott by e-mail at e-tendering@uk-cpi.com to confirm your interest.

These items are sold together and can not be purchased individually.

Interested parties are welcome to view the clean room area by appointment.

Parties wishing to purchase the items described above are invited to submit a bid to CPI for the purchase. Your bid should be submitted in hard copy to the address below:

Rosanne Ryott
Centre for Process Innovation
National Centre for Printable Electronics
Thomas Wright Way
NETPark
County Durham
TS21 3FG

Your bid should detail the price you are willing to pay.

CPI will not accept any terms and conditions other than those expressly stated above.

The clean room will be sold to the highest bidder. The sale will be confirmed once your Lease Agreement has been agreed with the Wilton Centre.

4. Deadline for submission of bids

12:00 on Thursday 15th March 2012