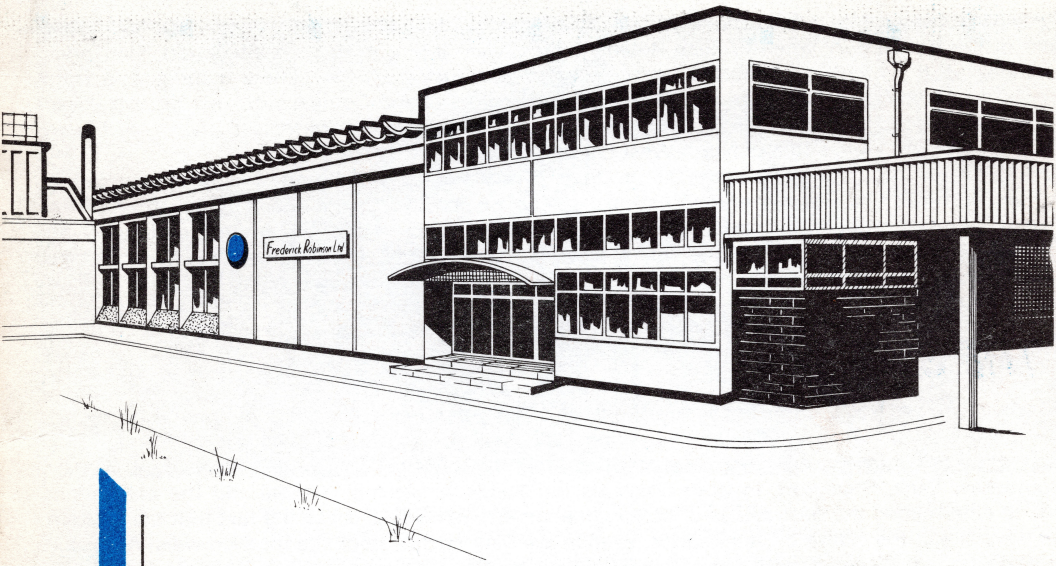


Robinson's

UNICORN BOTTLING STORES

HISTORICAL

Frederic Robinson Limited is a private Limited Company, the origins of which go back to the early part of the last century when William Robinson purchased a pub in Hillgate, Stockport, long since demolished. It was his son, Frederic, who founded the business as we know it today and from whom the Company takes its name. The present Directors of the Company are his grandchildren and great grandchildren and since his time, the Company has expanded dramatically, now distributing its products over a large area of North West England and Wales.

The Company brews a wide range of products. Every one of the Company's pubs and hotels within 100 miles of Stockport normally stocks at least one, usually two and sometimes more of the four traditional, cask-conditioned ales available; these are supported by Einhorn draught lager and Cock Robin keg bitter. It is however only the Company's bottled beers together with a wide range of other products distributed by the Company that are handled at Unicorn Bottling Stores.

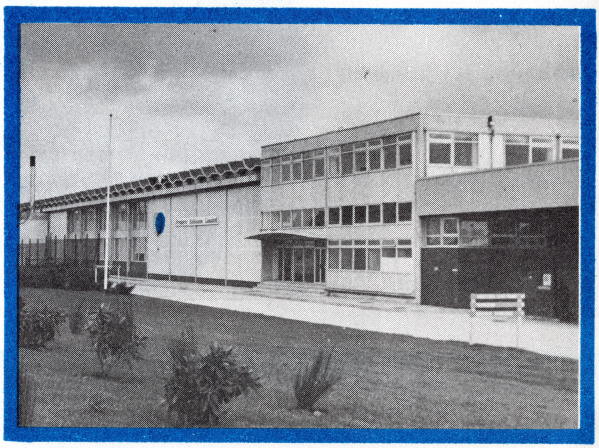
THE SITE

At the end of the 1960's it was becoming apparent that major expenditure was going to be necessary in order to rehabilitate the Company's bottling facilities. At that time, bottling was performed both on the Unicorn Brewery premises in Stockport and at the old Bottling Stores of Bell & Co. Ltd., in Hempshaw Lane, Stockport. In both premises the buildings were unsuitable and the plant worn out. In determining the best course of action, due importance was given to the fact that the Unicorn Brewery site in the centre of Stockport is, even in the long term, a poor site for a Brewery. After due investigation, the site at Bredbury, already owned by the Company was selected. The total site area is 9.72 acres, capable if desired of accommodating the entire production, packaging warehousing and administrative functions of the Company.

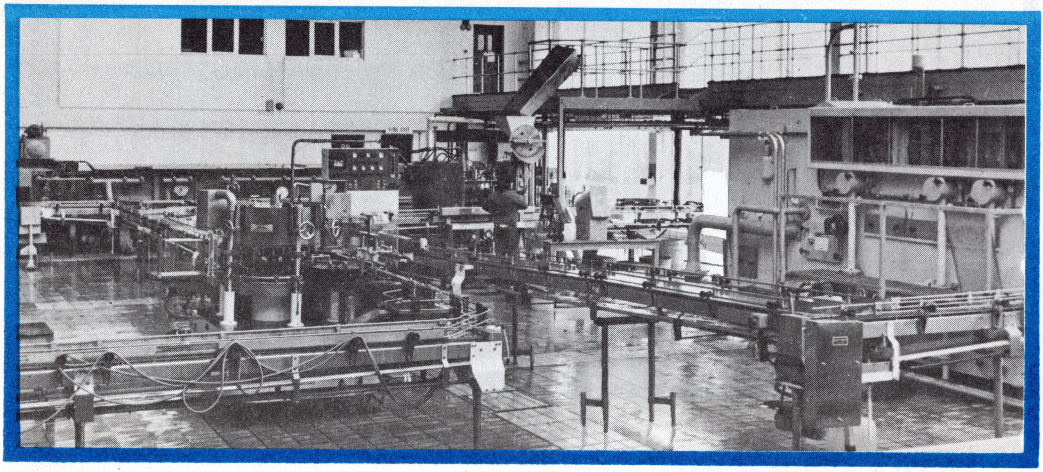
The first phase was planned to provide all necessary services to the site, the construction of a bottling unit with its associated beer handling facilities, and the provision of a large stockroom for all the products bottled by us and also many of the ready packaged products distributed by the Company. By the end of 1971 the Company had obtained an Industrial Development Certificate and also outline planning permission. There then followed about two years of detailed planning including plant selection and work on site started in November 1973. The building was ready for use in the Autumn of 1975, the first bottling taking place on the 15th October of that year. Distribution from Bredbury commenced on 22nd October 1975 and the premises were ceremoniously declared open by Rt. Hon. Viscount Boyd of Merton on 21st October 1976.

THE BUILDING

An encased steel frame and two rows of pre-stressed reinforced concrete 'Hypa' roof shells form the main structural elements of the building. Each shell spans 17 metres with a 1 metre valley gulley between the rows. The shells are tilted at a 15° angle to create a north light to each, allowing sufficient daylight admission to avoid the necessity for artificial lighting for about 70% of normal working hours. The 70 shells cover 3,150 square metres, out of a total of 5,290 square metres. A cantilevered walkway runs the length of the building interconnecting welfare, production, office, service and maintenance areas.



BOTTLING



There is one multipurpose line, capable of handling 14,000 nip bottles, 12,000 ½-bottles or 7,200 pint bottles per hour. This line and its associated plant are particularly designed for relatively short runs of many different products. It is a relatively simple matter to change from one product to another and the line is designed to bottle ales, stouts, lagers, shandy and cider.

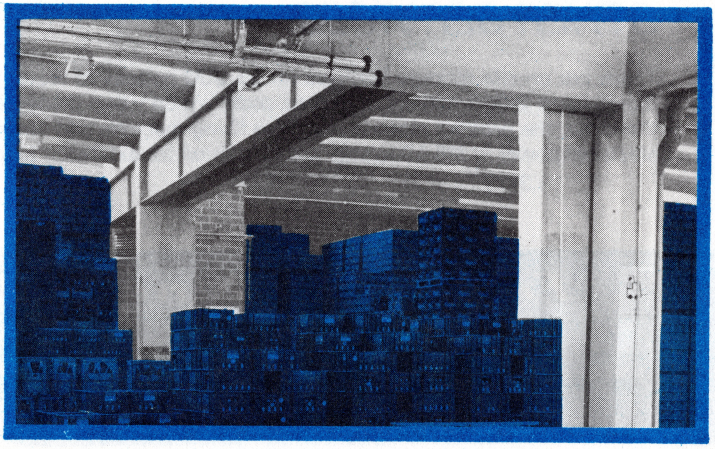
The Company brews and bottles Light Ale, Pale Ale, Brown Ale, Unicorn Stout, Old Tom Ale and Shandy. Also bottled are a variety of other brewers' ales, stout and lager, and contract bottling is undertaken for those requiring this service.

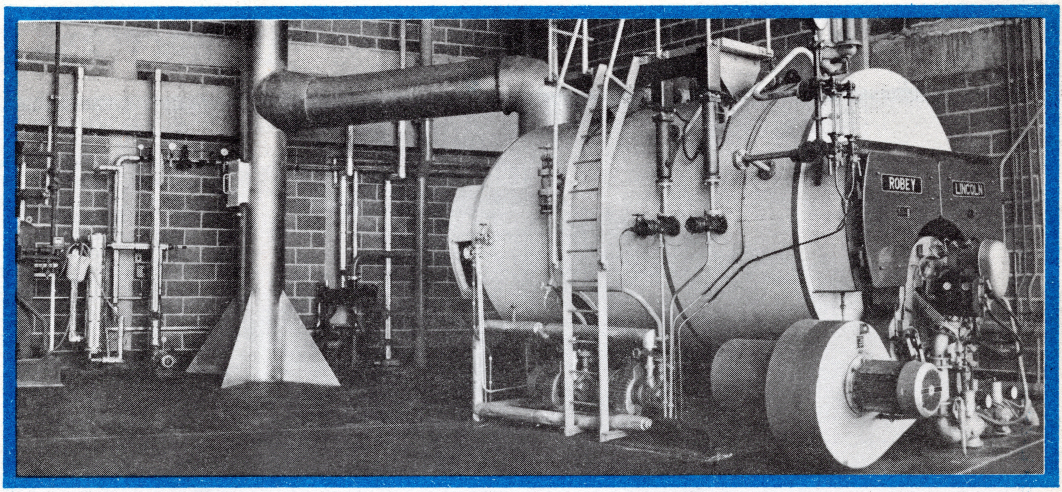
BEER STORAGE

The current tank room has refrigerated storage capacity for 800 Bulk Barrels, divided into 4 x 100 Barrel tanks and 8 x 50 Barrel tanks. The room is capable of extension to accommodate 2,800 Bulk Barrels of beer. Beer filtration capacity is currently matched to the bottling line speed but is capable of extension for additional packaging requirements to near 100 Barrels per hour.

STOCKROOM

The total capacity is about 75,000 dozen bottles. In addition one or two proprietory kegged products are also stocked and, at any time, there will normally be about 80 different lines in stock. Adjacent is the loading area, consisting of 13 lockable load assembly bays.





BOILER HOUSE

There is one dual fuel fully automatic Gas/Oil fired boiler of 10,000 lbs. steam raising capacity currently burning natural gas only. Low pressure night, weekend and low demand facilities are provided. This boiler is sufficient for the entire packaging functions of the Company and adjacent is an area set aside for an extension which could house further boilers, if desired, for brewing.

ROAD TANKERS

All products for bottling are delivered in road tankers, as are detergents and carbon dioxide.

OTHER SERVICES

There are on-site storage facilities for 55,000 gallons of water, 3.4 tonnes of liquid carbon dioxide and 2,000 gallons of caustic soda, which when diluted is used to clean, in place, all the tanks, the product pipework and the filling machine and to wash the bottles. The available electrical power is 315 kilowatts, with provision for extension to 700 kilowatts.

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