

legacie



# Merchant's Wharf Investors Report

IR31 January 2024

# Merchant's Wharf 196 Luxury Apartments



## Schedule of Accommodation

### Basement

- Car parking 46 no. spaces
- Lift access
- Plant

### Ground Floor

- Commercial /retail units
- Gymnasium
- 5no. single storey & 4no. duplex Apartments
- Comms Room
- Refuse store
- Cycle store
- Plant
- Sub-station
- Hard and soft landscaping

### Floors 1 - 9

- 87 no. 1 Bedroom Apartments
- 91 no. 2 Bedroom Apartments
- 18 no. 3 Bedroom Apartments
- Roof terraces

# New Build Two Block Development to Create Residential Apartments Commercial Units & Underground Parking

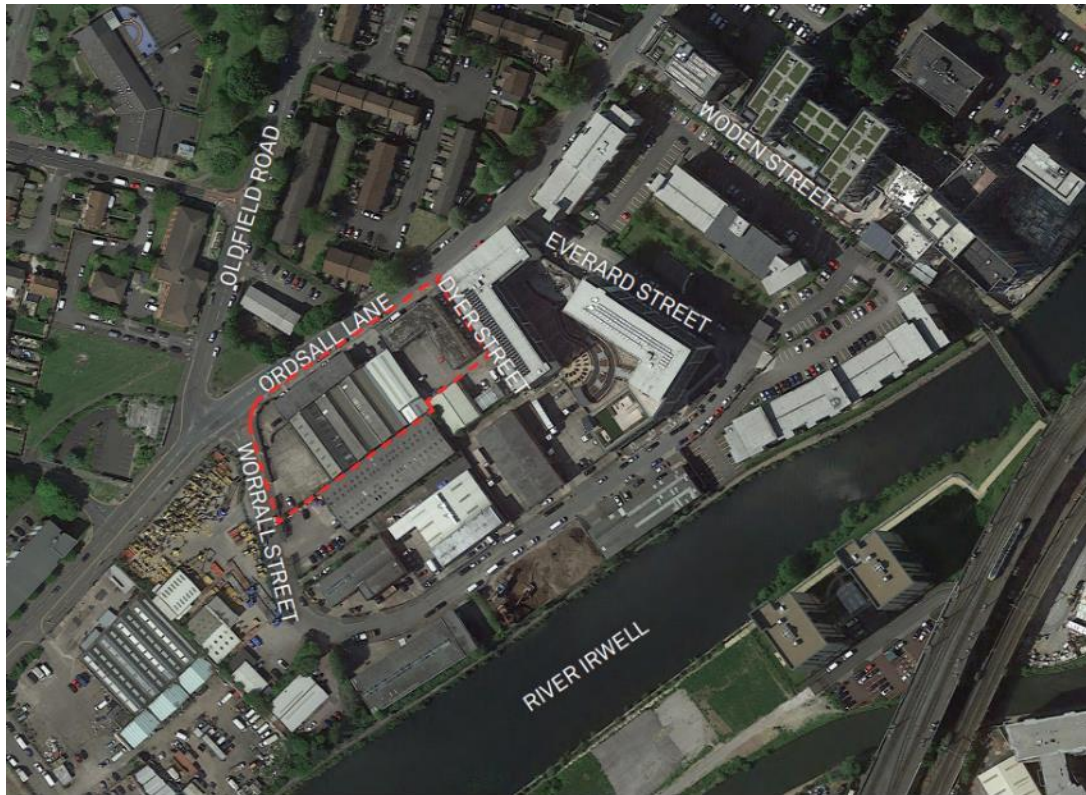


Land at corner of Ordsall Lane, Dyer Street & Worrall Street, Salford, Manchester M5

## The eleven storey new build development generally comprises:

- Demolition of adjoining structures and perimeter walls
- Site clearance and levelling
- Site investigations and trial holes
- Excavation and formation of new foundations
- Below and above ground drainage
- New ground supported and part suspended concrete floor slab
- Nine and Seven storey steel frame structure
- External clad and glazed envelope
- Suspended metal deck and concrete floors
- Flat roof structures and finishes
- Aluminium curtain walling, external windows and doors and shopfronts
- External balconies and balustrades
- Internal sub-division of commercial units and apartments with non-loadbearing block and stud partitions
- Installation of plumbing services and mechanical services
- Installation of electrical services
- Installation of new lift car access
- Installation of kitchen and sanitary fittings
- New internal finishes, joinery fittings and decorations

# Site Location



Aerial view of Merchant's Wharf site location



Aerial view of Merchant's Wharf site location

# Building Structure

Merchants Wharf, Salford  
New Build Development

# Sub-Structure & Super-Structure Construction Progress

JANUARY 2024

Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	100% complete
Steel reinforcement concrete slab	100% complete
Ground floor slab construction	100% complete
Concrete frame structure	100% complete
Upper suspended concrete floor structure	100% complete
Concrete pour upper suspended floor & roof structure	100% complete
Stair and lift core structure	100% complete
Sub-structure Masonry walls	100% complete
SFS - Structural framework forming external walls	100% complete
Flat roof covering	99% complete
Weatherboarding	100% complete
Brickwork to elevations	95% complete
Cladding installation	95% complete
Windows & doors	99% complete
Curtain walling installation	99% complete
Pre-cast concrete Staircase structure	100% complete

# Super-Structure Progress

JANUARY 2024



Ordsall Lane site view



Ordsall Lane site view

# Super-Structure Progress

JANUARY 2024



Ordsall Lane site view



Ordsall Lane site view



# Super-Structure Progress

JANUARY 2024



Ordsall Lane site view



Ordsall Lane site view

# Super-Structure Progress

JANUARY 2024



Ordsall Lane site view



Ordsall Lane site view

# Super-Structure Progress

JANUARY 2024



Cladding installed to entrance canopy



Cladding installed to entrance canopy

# Super-Structure Progress

JANUARY 2024



Podium site view



Podium site view

# Super-Structure Progress

JANUARY 2024



Podium site view



Rainscreen cladding

# Super-Structure Progress

JANUARY 2024



Block B wall insulation and cladding



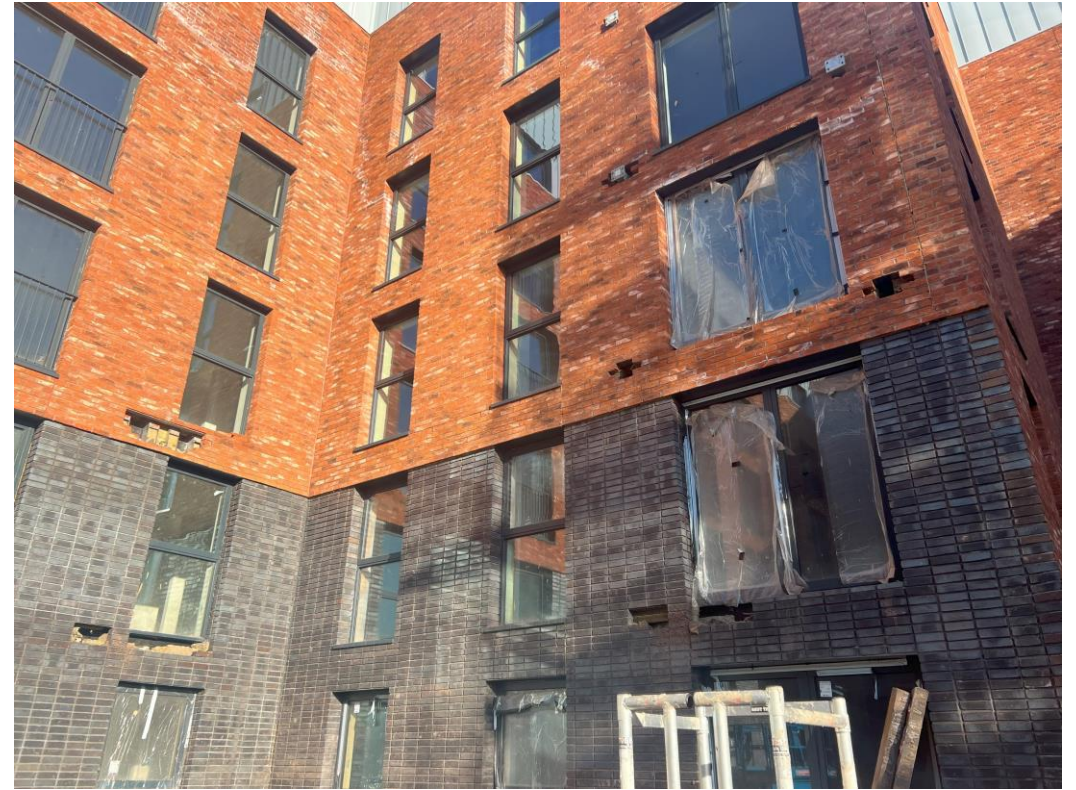
Block B parapet handrails

# Super-Structure Progress

JANUARY 2024



Block A - window and glazing panels



Block B – Podium site view

# Internal Fit-out Block 'A'

Merchants Wharf, Salford  
New Build Development



# BLOCK A

## Internal Fit-out

### Construction Progress

JANUARY 2024

Core drilling for services	100% complete
Riser installation	90% complete
Lift installation	99% complete
Above ground drainage	100% complete
Partition walls installation	98% complete
Apartment ceiling installation	97% complete
Plaster finishes walls and ceilings	97% complete
1st fix electrical	98% complete
1st fix plumbing and heating	98% complete
Kitchen units and appliances	88% complete
Doorframes	97% complete
Skirting and architrave	88% complete
Bathroom sanitary fittings	85% complete
Wall and floor tiling	97% complete
Carpet and floor finishes	82% complete
Doors and ironmongery	88% complete
Decorations	85% complete
2 <sup>nd</sup> fix electrical	85% complete
2 <sup>nd</sup> fix plumbing and heating	85% complete
General fixtures and fittings	35% complete

# Internal Fitout Progress

JANUARY 2024



Level 8 – Kitchen units & worktops installed



Level 8 – Appliances installed

# Internal Fitout Progress

JANUARY 2024



Level 8 – Laminate flooring installed



Level 8 – kitchen installed

# Internal Fitout Progress

JANUARY 2024



Level 8 – Bathroom sanitary appliances



Level 8 – Mechanical appliances

# Internal Fitout Progress

JANUARY 2024



Level 7 – Feature wall decoration



Level 7 – 2<sup>nd</sup> fix joinery

# Internal Fitout Progress

JANUARY 2024



Level 6 – Kitchen units & worktops installed



Level 6 – Kitchen units & worktops installed

# Internal Fitout Progress

JANUARY 2024



Level 6 – Internal doors installed



Level 6 – Mechanical appliances

# Internal Fitout Progress

JANUARY 2024



Level 6 – Feature wall decoration



Level 6 – Electrical consumer unit



# Internal Fitout Progress

JANUARY 2024



Level 6 – Hoist apartment wall & ceiling decoration



Level 6 – Hoist apartment wall & ceiling decoration

# Internal Fitout Progress

JANUARY 2024



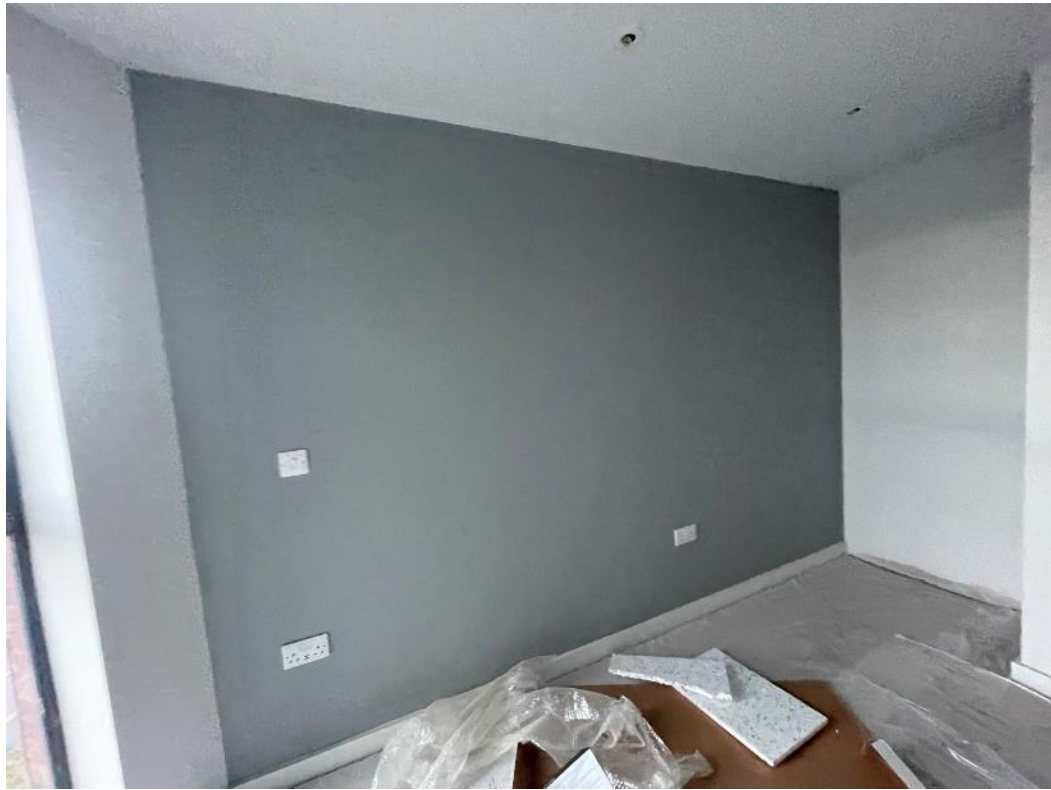
Level 5 – Carpet floor covering



Level 5 – Carpet floor covering

# Internal Fitout Progress

JANUARY 2024



Level 5 – Feature wall finish



Level 5 – Decoration to joinery

# Internal Fitout Progress

JANUARY 2024



Level 5 – Sanitary items installed



Level 5 – Shower bar installed

# Internal Fitout Progress

JANUARY 2024



Level 5 – Kitchen complete



Level 5 – Kitchen complete

# Internal Fitout Progress

JANUARY 2024



Level 4 – Acoustic ceiling decoration corridor



Level 4 – Bathroom wall & floor tiling

# Internal Fitout Progress

JANUARY 2024



Level 4 – Bedroom wall & Ceiling decoration



Level 4 – Bedroom wall & Ceiling decoration

# Internal Fitout Progress

JANUARY 2024



Level 4 – Microwave



Level 4 – Wall panel heating



# Internal Fitout Progress

JANUARY 2024



Level 3 – Acoustic ceiling decoration corridor



Level 3 – Hoist apartment door frames installed

# Internal Fitout Progress

JANUARY 2024



Level 2 – Hoist apartment doors installed



Level 2 – Ironmongery installed

# Internal Fitout Progress

JANUARY 2024



Level 2 – Bedroom carpet covering



Level 2 – Feature wall decoration

# Internal Fitout Progress

JANUARY 2024



Level 2 – Mechanical appliances



Level 2 – Electrical consumer unit

# Internal Fitout Progress

JANUARY 2024



Level 1 – Bedroom carpet coverings



Level 1 – Apartment entrance doors

# Internal Fitout Progress

JANUARY 2024



Level 1 – 2<sup>nd</sup> fix electrical



Level 1 – Wall panel heater

# Internal Fit-out Block 'B'

Merchants Wharf, Salford  
New Build Development

# BLOCK B

## Internal Fit-out

### Construction Progress

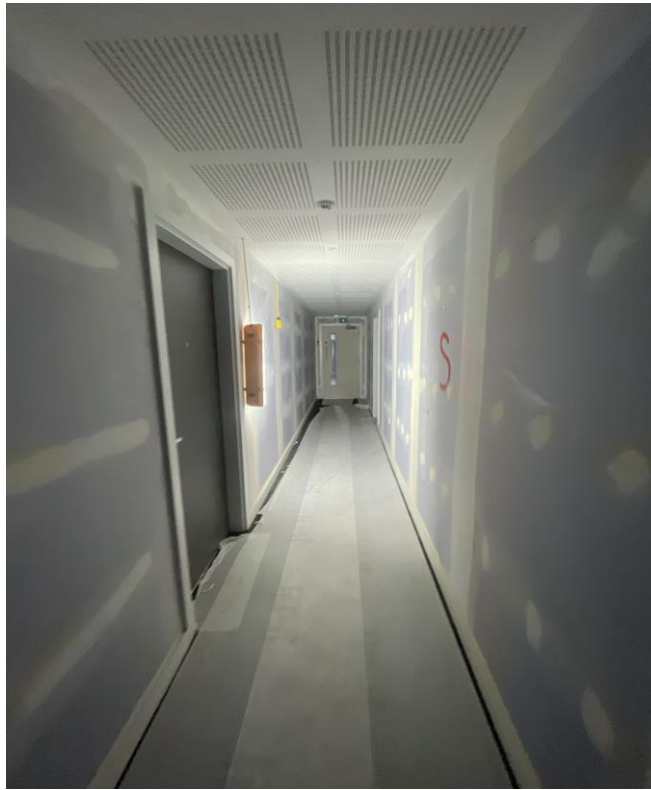
JANUARY 2024

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	99% complete
Above ground drainage	100% complete
Partition walls installation	100% complete
Apartment ceiling installation	100% complete
Plaster finishes walls and ceilings	100% complete
1st fix electrical	100% complete
1st fix plumbing and heating	100% complete
Kitchen units and appliances	98% complete
Doorframes	98% complete
Skirting and architrave	95% complete
Bathroom sanitary fittings	95% complete
Wall and floor tiling	98% complete
Carpet and floor finishes	87% complete
Doors and ironmongery	90% complete
Decorations	92% complete
2 <sup>nd</sup> fix electrical	95% complete
2 <sup>nd</sup> fix plumbing and heating	95% complete
General fixtures and fittings	35% complete



# Internal Fitout Progress

JANUARY 2024



Level 6 – Acoustic ceiling decoration corridor



Level 6 – Corridor carpet

# Internal Fitout Progress

JANUARY 2024



Level 6 – Way finding signage



Level 6 – Acoustic ceiling decoration corridor

# Internal Fitout Progress

JANUARY 2024



Level 6 – Sanitary items



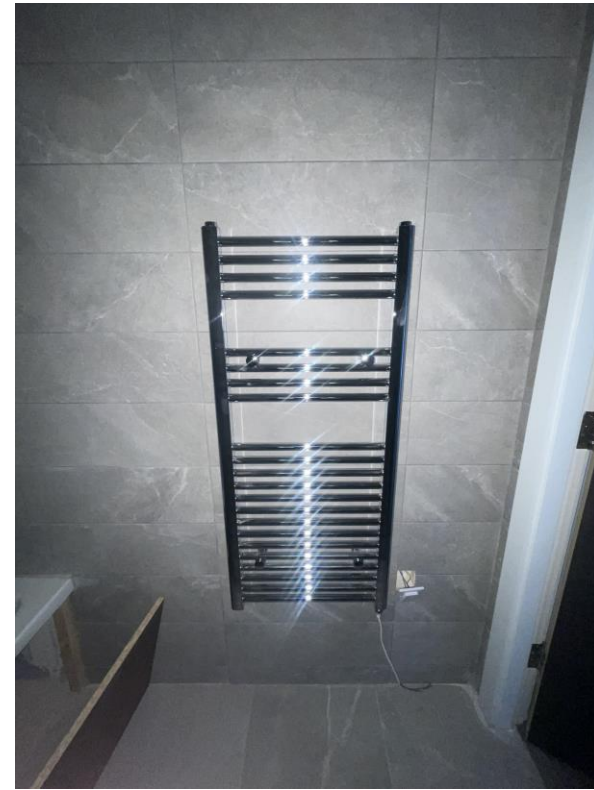
Level 6 – WHB taps installed

# Internal Fitout Progress

JANUARY 2024



Level 6 – Bathroom shower screen installed



Level 6 – Heated towel rail

# Internal Fitout Progress

JANUARY 2024



Level 6 – Kitchen units & worktop installed



Level 6 – Kitchen sink and tap

# Internal Fitout Progress

JANUARY 2024



Level 6 – Kitchen appliances installed



Level 6 – Kitchen appliances installed

# Internal Fitout Progress

JANUARY 2024



Level 6 – Second fix mechanical appliances



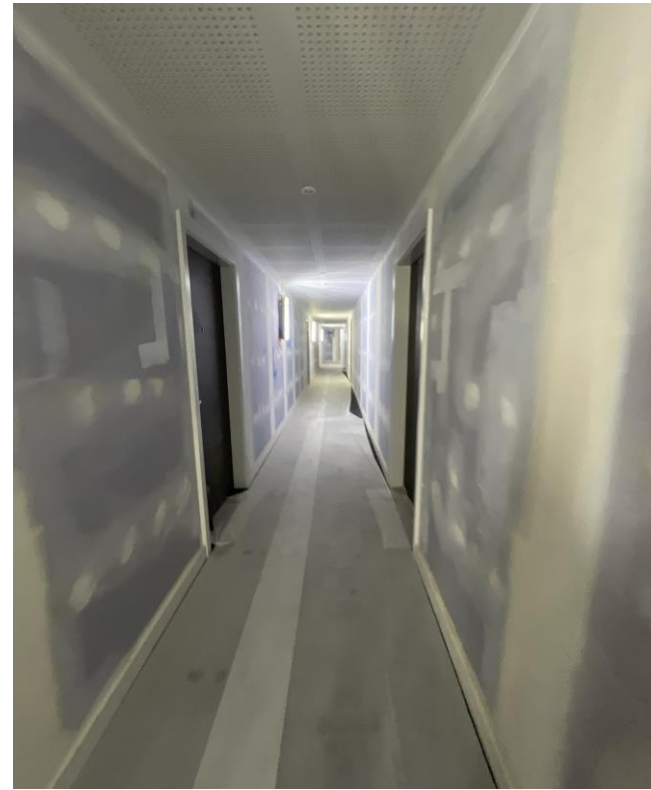
Level 6 – Telecom installed

# Internal Fitout Progress

JANUARY 2024



Level 5 – Acoustic ceiling decoration corridor



Level 5 - Corridor carpet



# Internal Fitout Progress

JANUARY 2024



Level 5 – Kitchen units installed



Level 5 – Laminate installed

# Internal Fitout Progress

JANUARY 2024



Level 5 – Feature wall decoration



Level 5 – Bedroom carpets

# Internal Fitout Progress

JANUARY 2024



Level 4 – lounge laminate



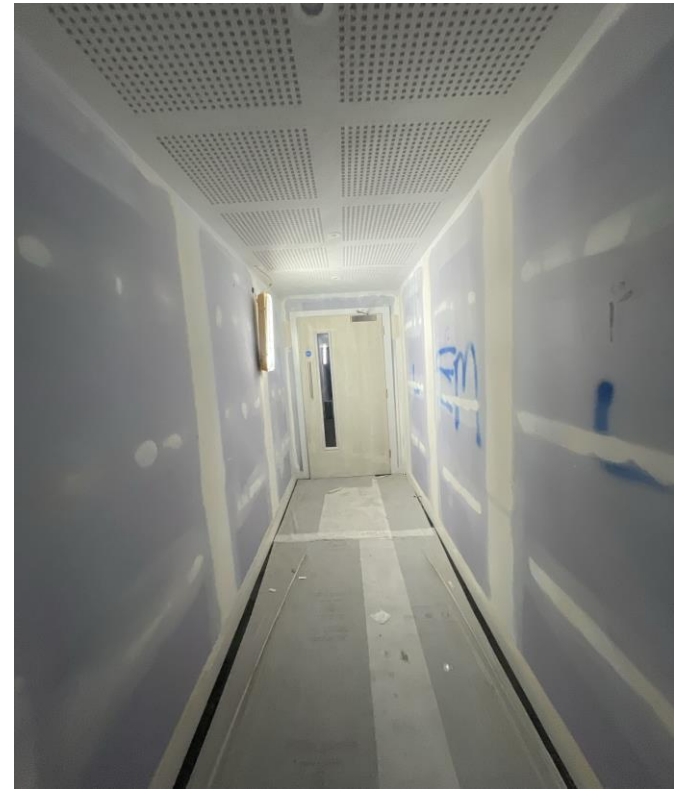
Level 4 – kitchen units & worktop installed

# Internal Fitout Progress

JANUARY 2024



Level 3 – Corridor walls tape & jointed



Level 3 – Fire doors installed

# Internal Fitout Progress

JANUARY 2024



Level 3 – 2<sup>nd</sup> fix mechanical & electrical



Level 3 – kitchen appliances installed

# Internal Fitout Progress

JANUARY 2024



Level 2 – Shower screen installed



Level 2 – Wall & Floor tiling

# Internal Fitout Progress

JANUARY 2024



Level 1 – Acoustic ceiling decoration corridor



Level 1 – Wall tape & jointing

# Internal Fitout Progress

JANUARY 2024



Level 1 – Kitchen units installed



Level 1 – Sanitary fittings



# Internal Fitout Progress

JANUARY 2024



Level 1 – 2<sup>nd</sup> fix electrical consumer unit



Level 1 – 2<sup>nd</sup> fix mechanical controls

# Internal Fitout Progress

JANUARY 2024



Ground Floor – 1<sup>st</sup> Fix M&E



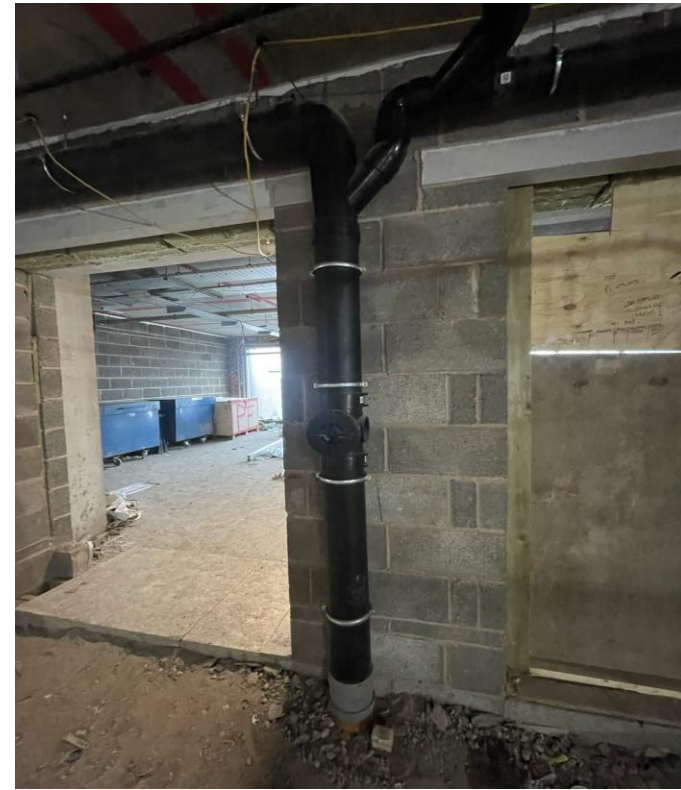
Ground Floor – 1<sup>st</sup> Fix M&E

# Internal Fitout Progress

JANUARY 2024



Ground Floor – Fixing rods in place for cable trays



Ground Floor – 1<sup>st</sup> Fix M&E

# Internal Fitout Progress

JANUARY 2024



Stairwell lighting installed



Dry riser

# Show Apartment Block 'A'

Merchants Wharf, Salford  
New Build Development

# Internal Fitout

SEPTEMBER 2023



Showflat 1 – Lounge



Showflat 1 – Kitchen

# Internal Fitout

SEPTEMBER 2023



Showflat 1 – Dining



Showflat 1 – Bedroom

# Internal Fitout

SEPTEMBER 2023



Showflat 1 – Bedroom



Showflat 1 – Bedroom



# Internal Fitout

SEPTEMBER 2023



Showflat 2 – Lounge



Showflat 2 – Kitchen

# Internal Fitout

SEPTEMBER 2023



Showflat 2 – Kitchen



Showflat 2 – Dining

# Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bedroom 1



Showflat 2 – Bedroom 1

# Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bedroom 1



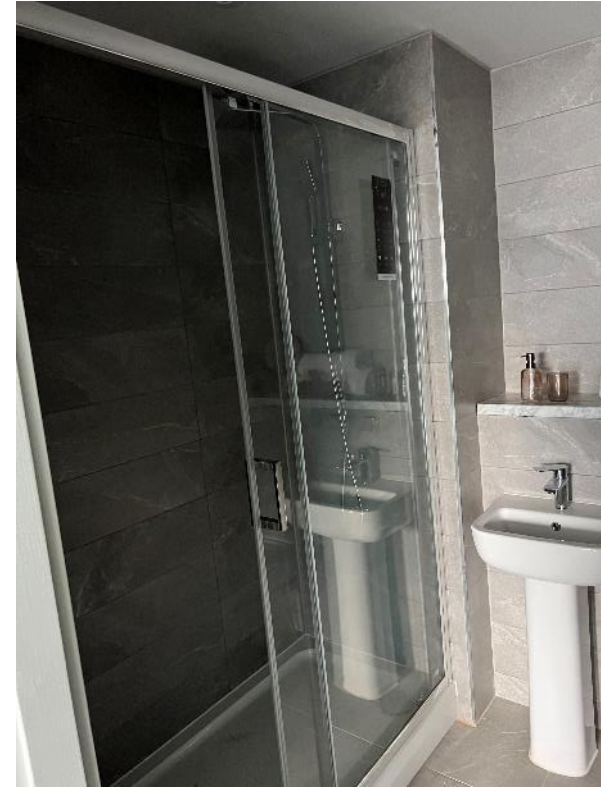
Showflat 2 – Bedroom 1

# Internal Fitout

SEPTEMBER 2023



Showflat 2 – En-suite



Showflat 2 – En-suite

# Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bedroom 2



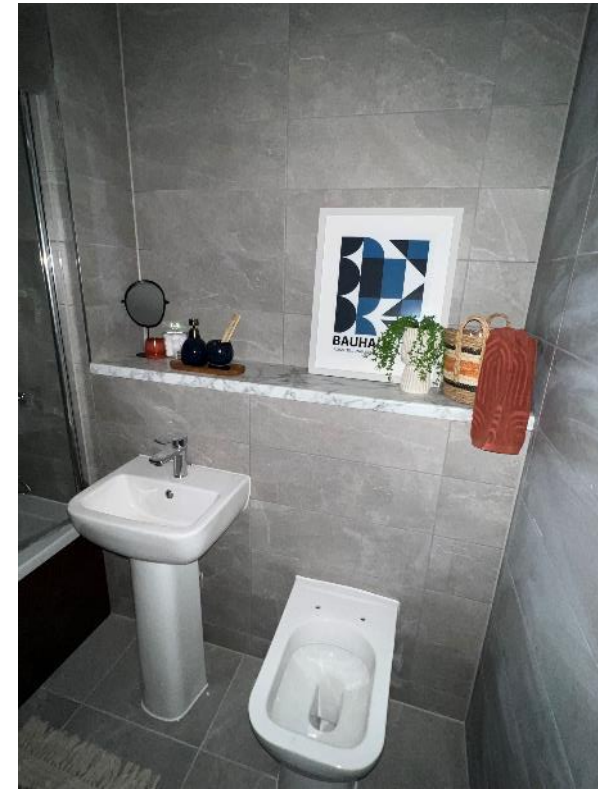
Showflat 2 – Bedroom 2

# Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bathroom



Showflat 2 – Bathroom

# Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bathroom



Showflat 2 – Bathroom



TO FIND OUT MORE ABOUT

## Merchant's Wharf, Salford

PLEASE CONTACT

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