

legacie



Merchant's Wharf Investors Report

IR17 November 2022

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

NOVEMBER 2022

Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	92% 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	89% complete
Flat roof covering	0% complete
Weatherboarding	80% complete
Brickwork to elevations	18% complete
Cladding installation	0% complete
Windows & doors	46% complete
Curtain walling installation	50% complete
Pre-cast concrete Staircase structure	100% complete

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

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Worrall Street site view



Block A site view

Sub-Structure & Super-Structure Progress

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Worrall Street site entrance turnstile



Worrall Street site entrance face recognition

Sub-Structure & Super-Structure Progress

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Block A – SFS & weatherboarding installed



Block A – SFS & weatherboarding installed

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Block B – Weatherboarding, windows & doors installed



Block B – Weatherboarding, windows & doors installed

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Block B – Weatherboarding, windows & doors installed



Block B – Weatherboarding, windows & doors installed

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



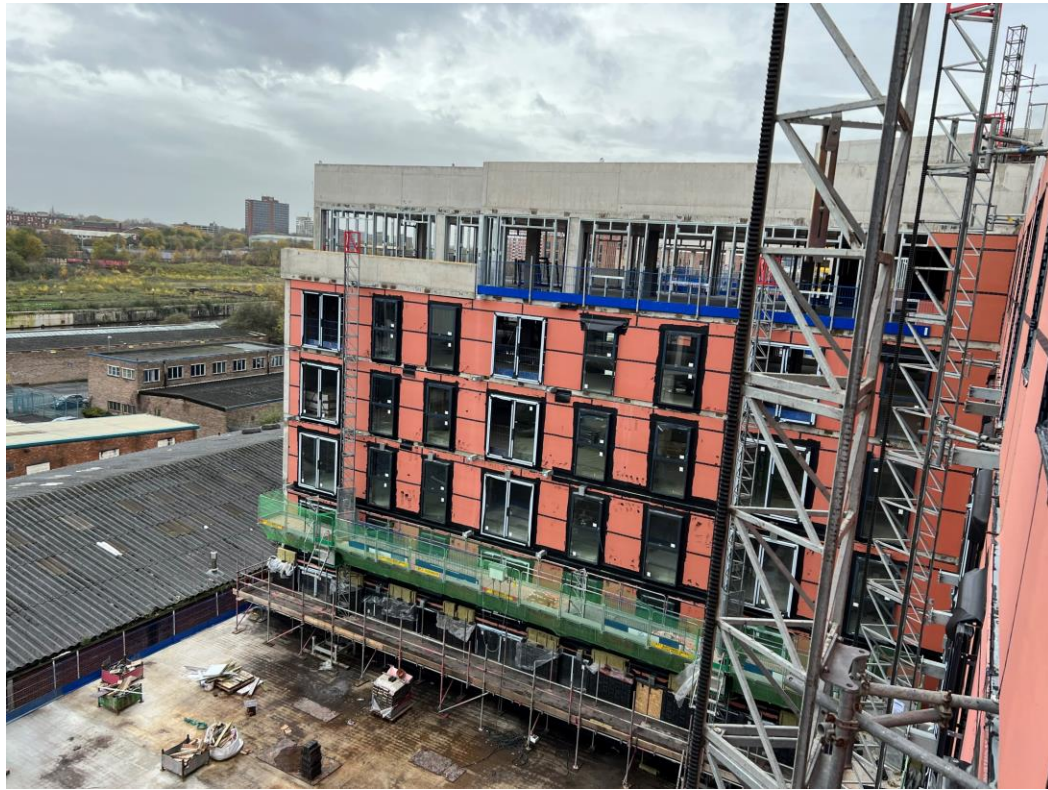
Block B – Vents installed



Block B – Weatherboarding, windows & doors installed

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Block B – Weatherboarding, windows & doors installed



Block B – Podium complete

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



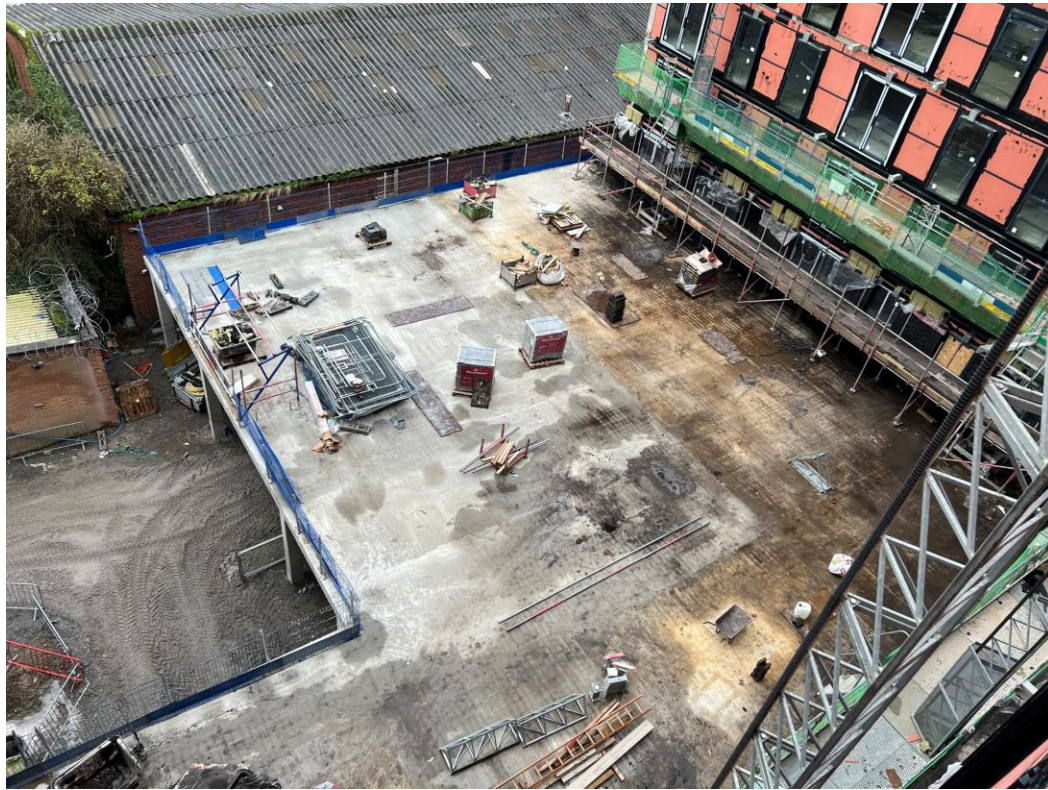
Block B – Podium complete



Block B – Podium complete

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Block B – Podium complete



Block B – Podium complete

Sub-Structure & Super-Structure Progress

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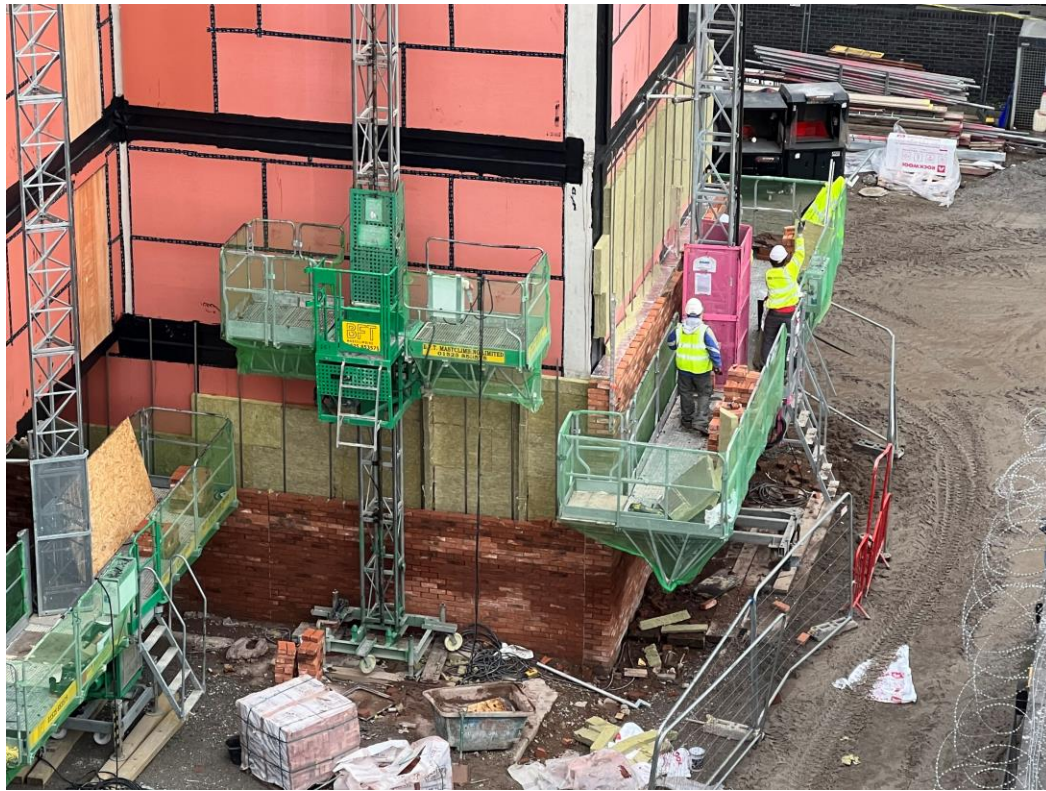
Block B – Retaining wall structure



Block B – Retaining wall structure

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Block B – External brickwork construction



Block B – External brickwork construction

Sub-Structure & Super-Structure Progress

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Block B – External brickwork construction



Block B – External brickwork construction

Sub-Structure & Super-Structure Progress

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Block B – Roof balcony & parapet structure



Block B – Parapet lightning tape

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

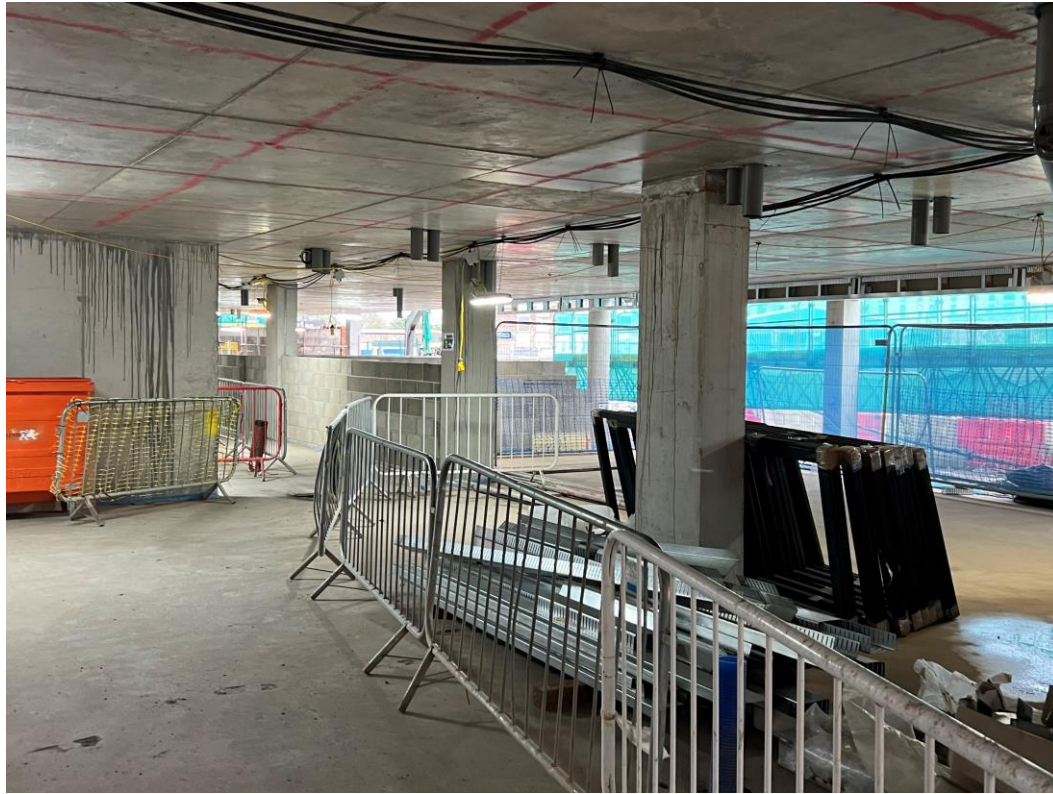
Construction Progress

NOVEMBER 2022

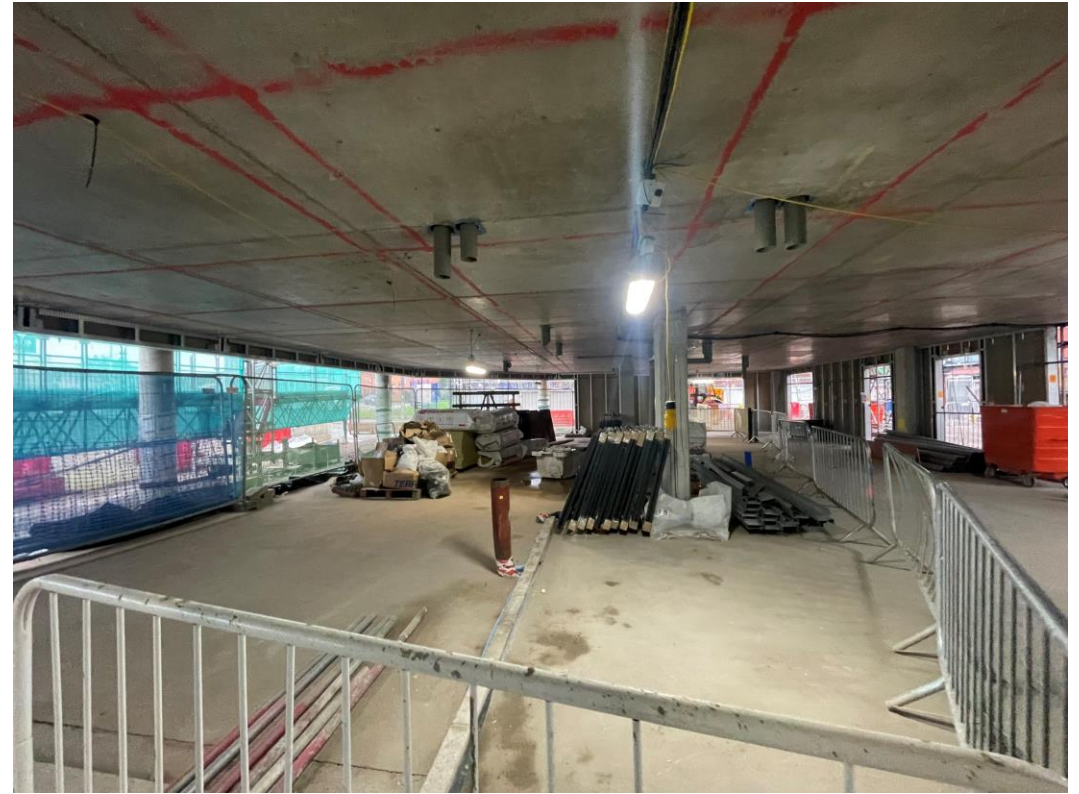
Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	0% complete
Above ground drainage	90% complete
Partition walls installation	0% complete
Apartment ceiling installation	0% complete
Plaster finishes walls and ceilings	0% complete
1st fix electrical	0% complete
1st fix plumbing and heating	5% complete
Kitchen units and appliances	0% complete
Doorframes	0% complete
Skirting and architrave	0% complete
Bathroom sanitary fittings	0% complete
Wall and floor tiling	0% complete
Carpet and floor finishes	0% complete
Doors and ironmongery	0% complete
Decorations	0% complete
2 nd fix electrical	0% complete
2 nd fix plumbing and heating	0% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

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Ground floor above ground drainage



Ground floor above ground drainage

Sub-Structure & Super-Structure Progress

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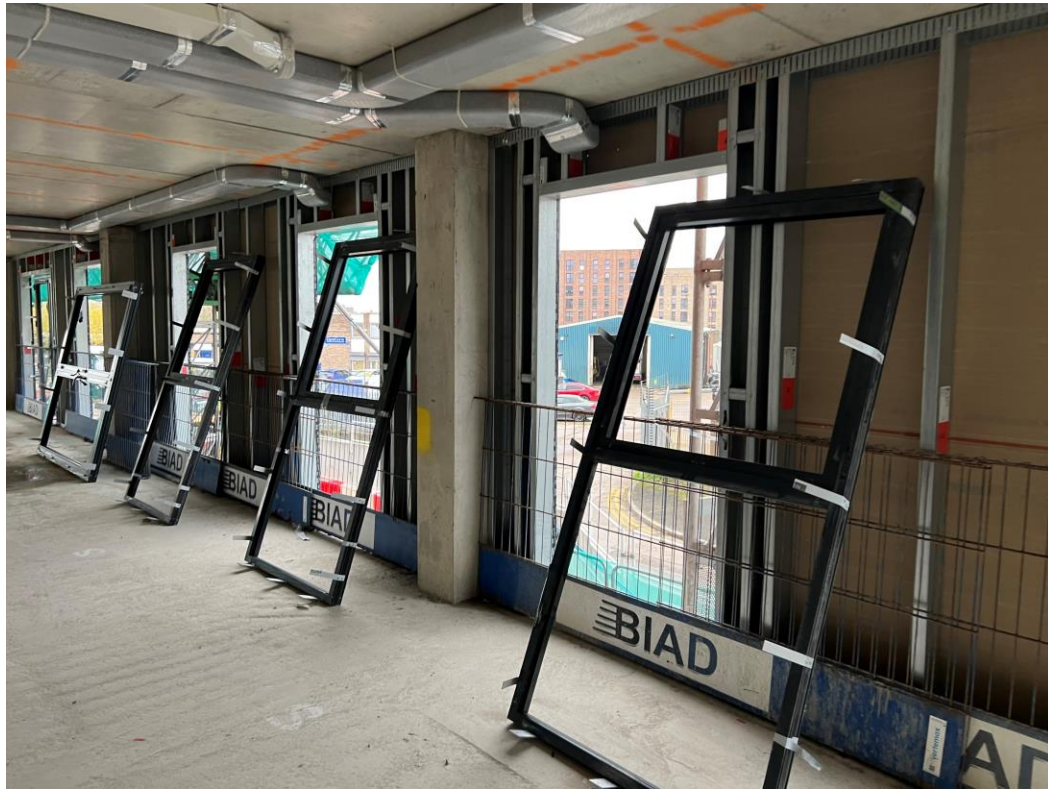
First floor 1st fix mechanical ducting



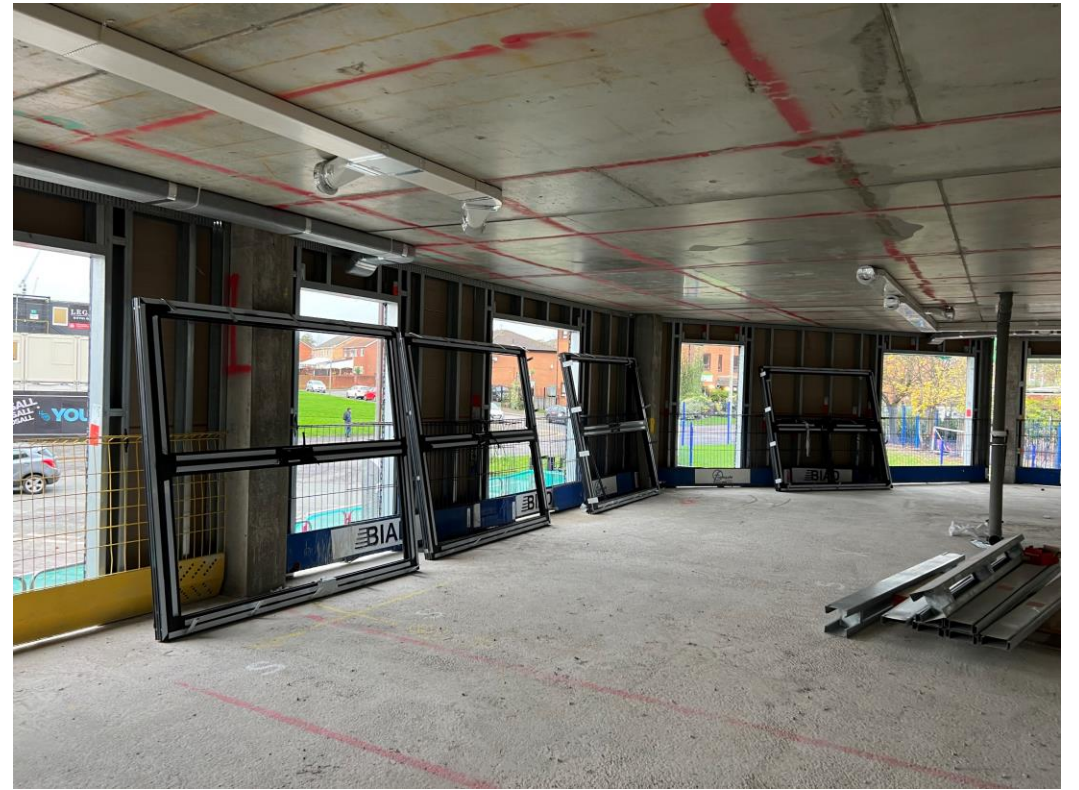
First floor 1st fix mechanical ducting

Sub-Structure & Super-Structure Progress

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First floor windows ready to install



First floor windows ready to install

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



First floor above ground drainage



First floor mechanical plant materials stored

Sub-Structure & Super-Structure Progress

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Upper level floor slab preparation



Upper level floor slab preparation

Sub-Structure & Super-Structure Progress

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Upper level SFS and weatherboarding



Upper level SFS and weatherboarding

Sub-Structure & Super-Structure Progress

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Upper level SFS and weatherboarding



Upper level SFS external walls

Sub-Structure & Super-Structure Progress

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Upper level electrical works commenced



Upper level Setting out partitions due to commence

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

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Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	0% complete
Above ground drainage	100% complete
Partition walls installation	35% complete
Apartment ceiling installation	21% complete
Plaster finishes walls and ceilings	0% complete
1st fix electrical	20% complete
1st fix plumbing and heating	48% complete
Kitchen units and appliances	0% complete
Doorframes	0% complete
Skirting and architrave	0% complete
Bathroom sanitary fittings	0% complete
Wall and floor tiling	0% complete
Carpet and floor finishes	0% complete
Doors and ironmongery	0% complete
Decorations	0% complete
2 nd fix electrical	0% complete
2 nd fix plumbing and heating	0% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



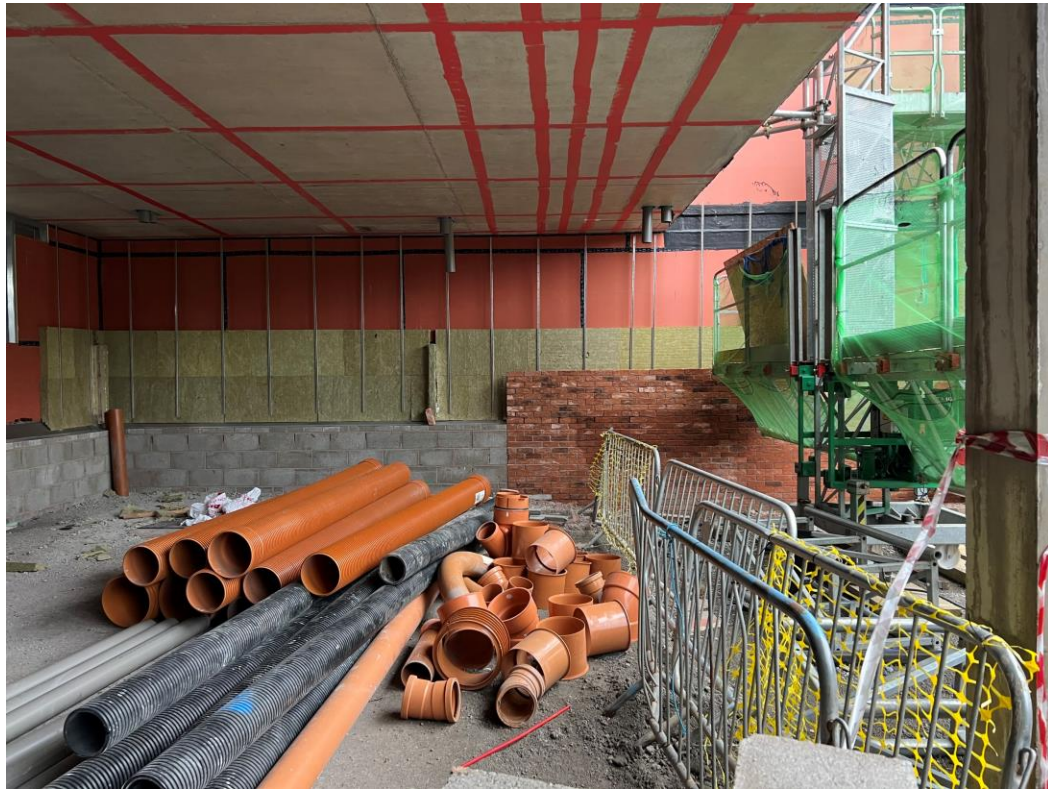
Ground floor undercroft



Ground floor undercroft

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Ground floor undercroft



Ground floor undercroft

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Ground floor undercroft



Ground floor undercroft

Sub-Structure & Super-Structure Progress

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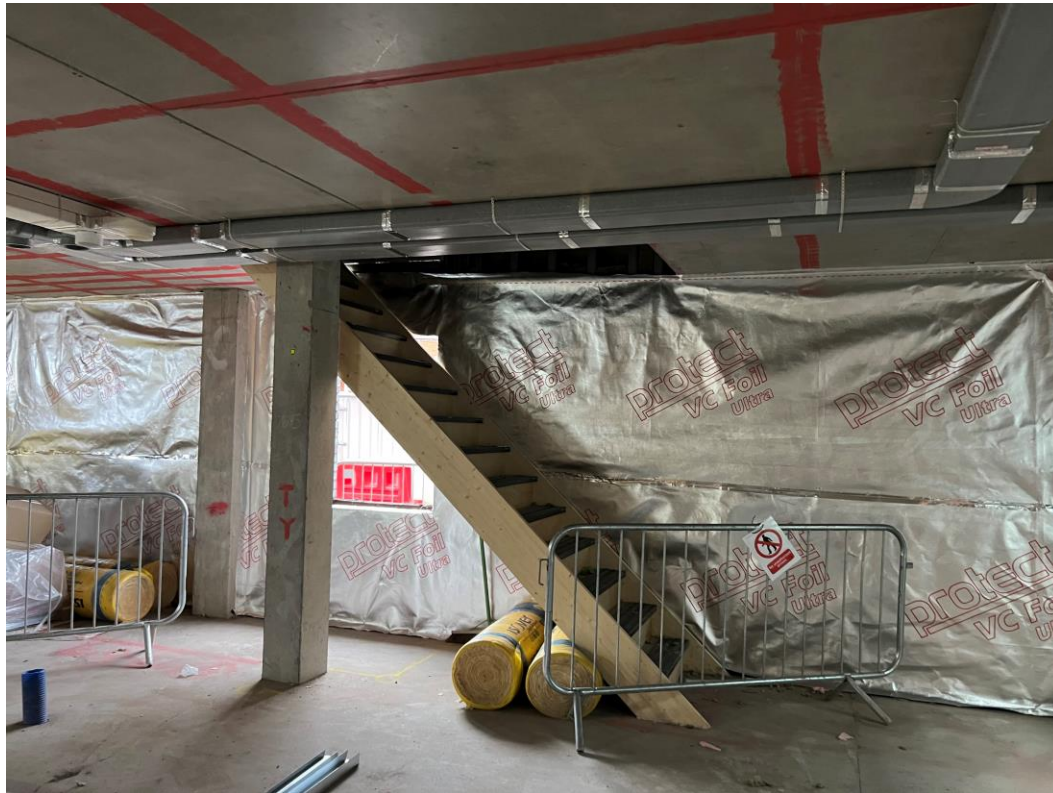
Ground floor partition walls & VCL external



Ground floor partition walls & staircase

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Ground floor partition walls & VCL external



Ground floor partition & VCL external

Sub-Structure & Super-Structure Progress

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Upper levels SFS external walls



Upper levels SFS external walls

Sub-Structure & Super-Structure Progress

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Upper levels SFS and weatherboarding, windows to install



Upper levels SFS and weatherboarding, windows to install

Sub-Structure & Super-Structure Progress

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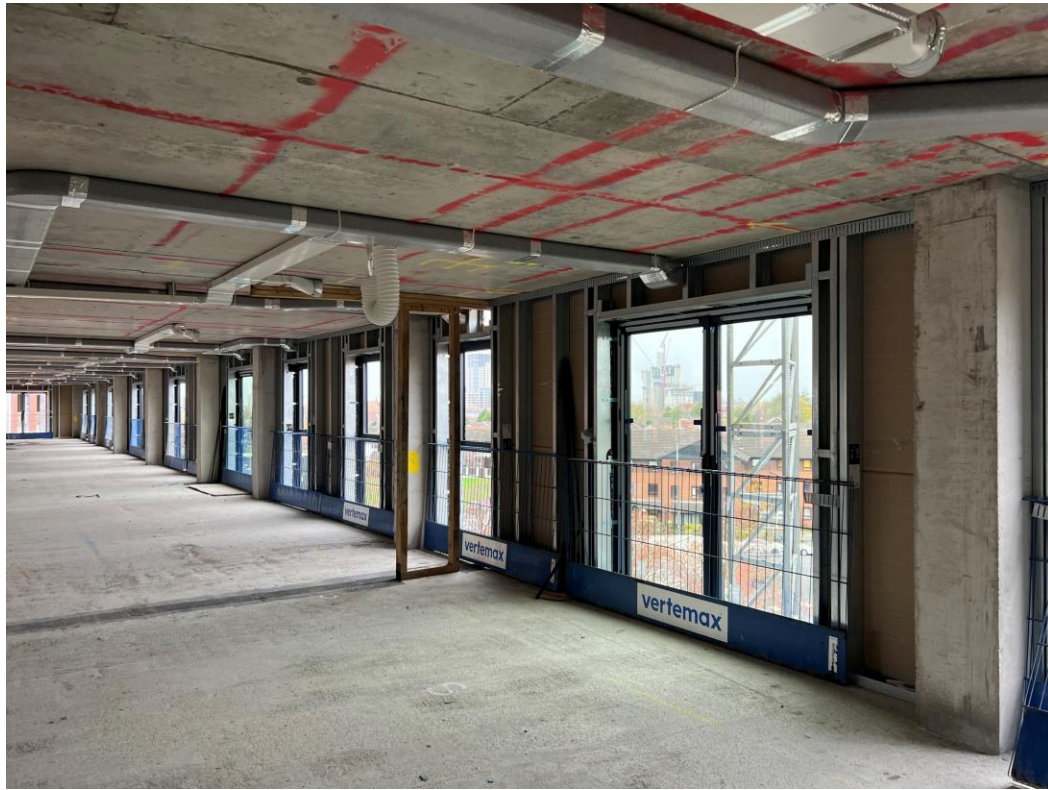
Upper levels SFS and weatherboarding, windows to install



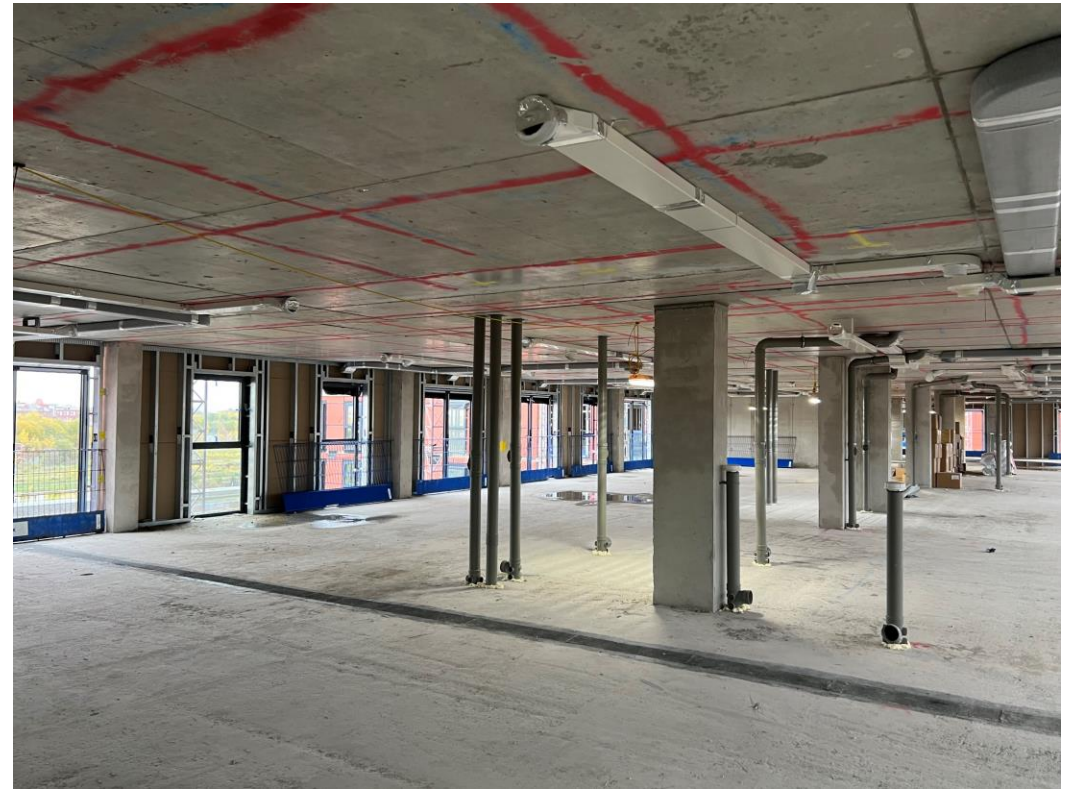
Upper levels SFS and weatherboarding, windows to install

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Upper levels drainage and mechanical ducting, windows installed



Upper levels drainage and mechanical ducting, windows installed

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Upper levels drainage and mechanical ducting, windows installed



Upper levels drainage and mechanical ducting, windows installed

Sub-Structure & Super-Structure Progress

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Upper levels insulation external walls



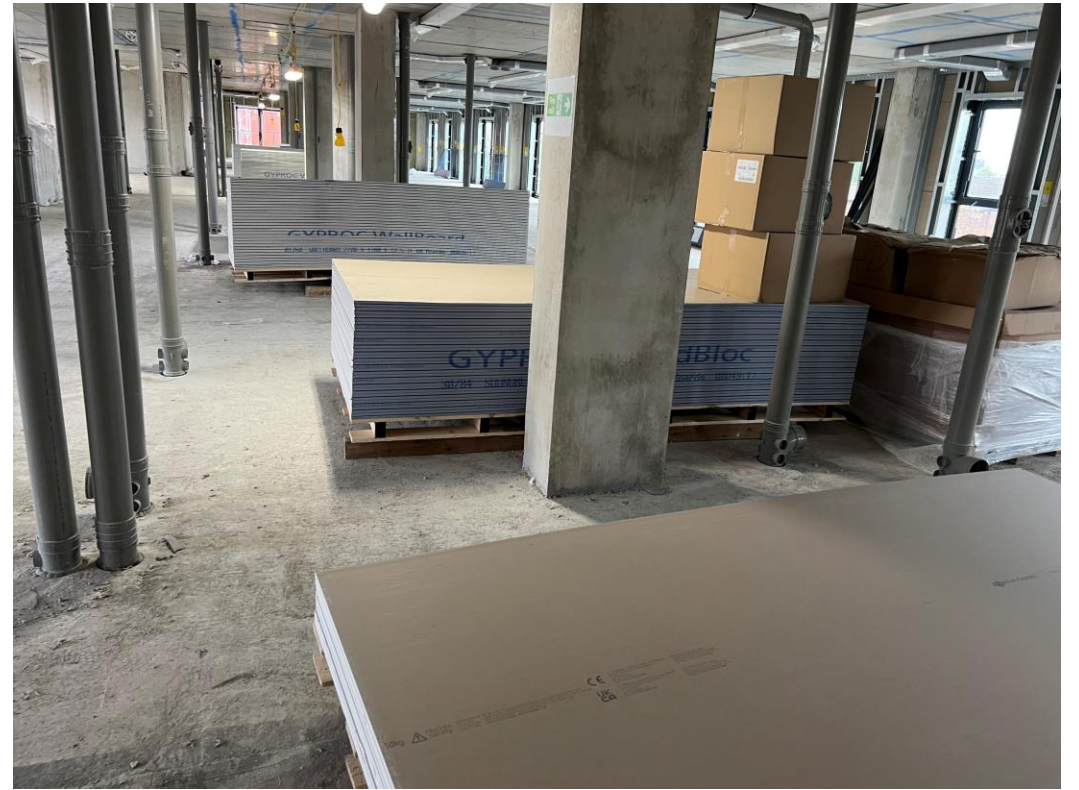
Upper levels insulation external walls

Sub-Structure & Super-Structure Progress

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Upper levels partition wall materials



Upper levels partition wall materials

Sub-Structure & Super-Structure Progress

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Upper levels partition wall framework



Upper levels partition wall framework

Sub-Structure & Super-Structure Progress

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Upper levels partition wall framework



Upper levels partition wall framework

Sub-Structure & Super-Structure Progress

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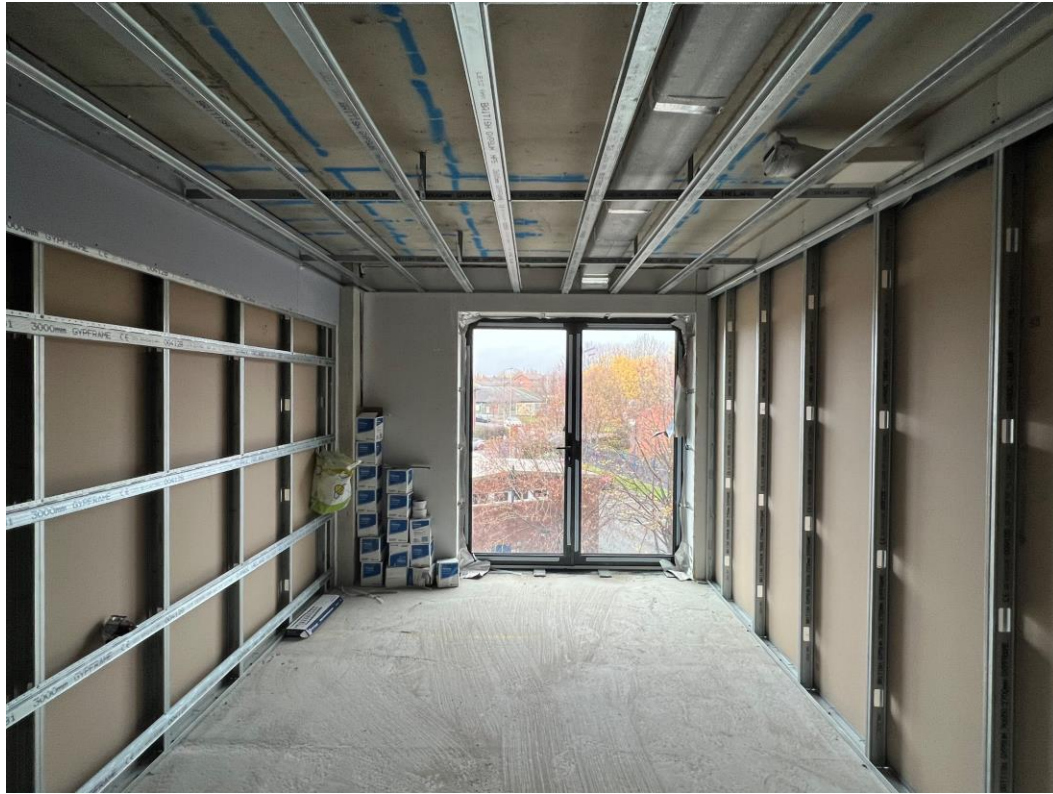
Upper levels timber staircase



Upper levels timber staircase

Sub-Structure & Super-Structure Progress

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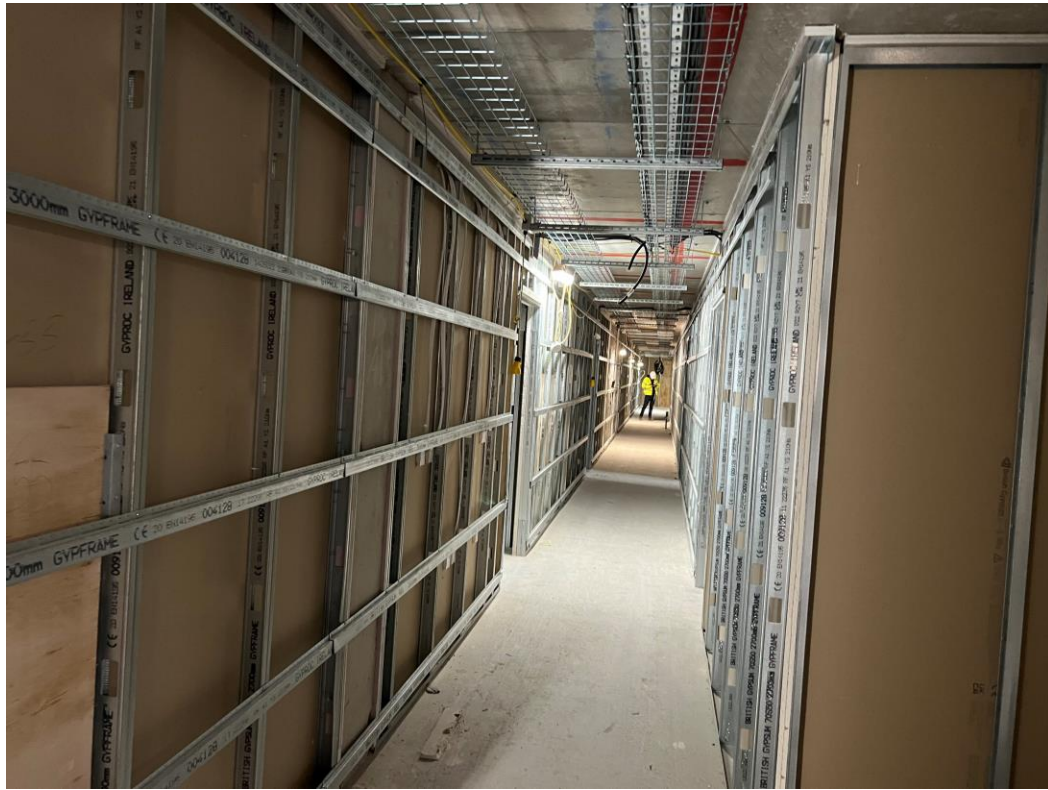
Upper level Apartment partition walls & ceiling formed



Upper level Apartment partition walls & ceiling formed

Sub-Structure & Super-Structure Progress

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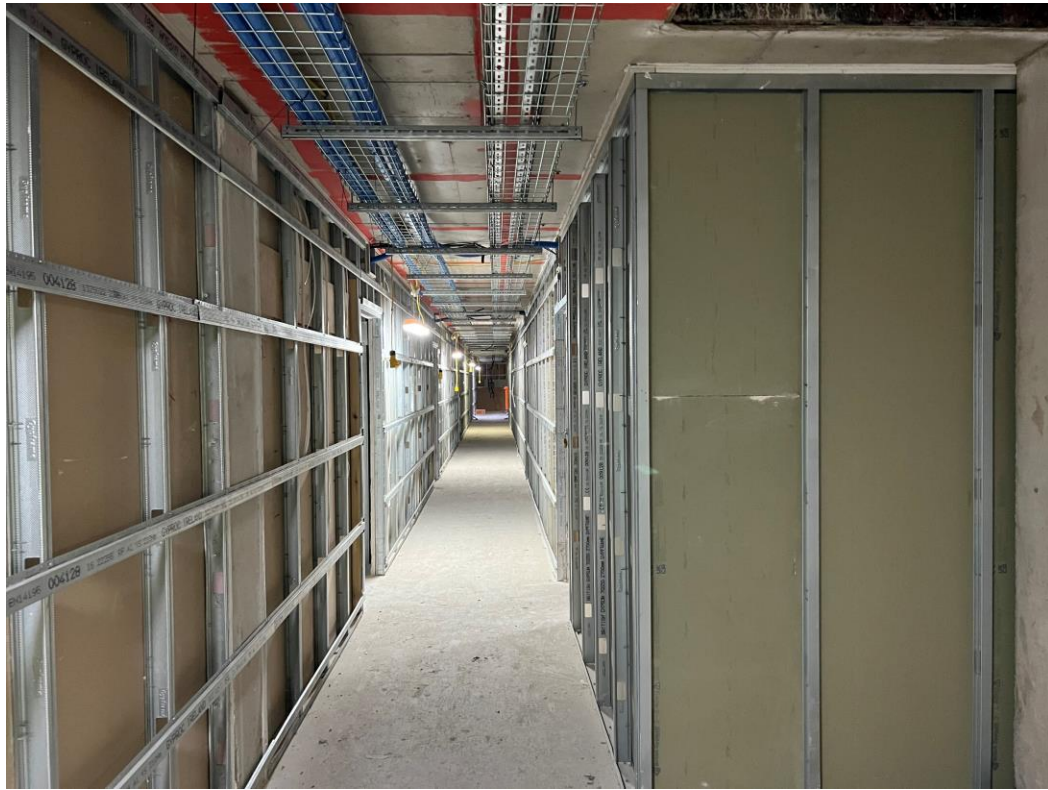
Upper level Corridor partition walls & services



Upper level Corridor partition walls & services

Sub-Structure & Super-Structure Progress

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Upper level Corridor partition walls & services



Upper level Corridor partition walls & services

Sub-Structure & Super-Structure Progress

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Upper level Corridor partition walls & services



Upper level Corridor partition walls & services

Sub-Structure & Super-Structure Progress

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Upper level Apartment 1st fix mechanical and electrical



Upper level Apartment 1st fix mechanical and electrical

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Upper level Apartment 1st fix mechanical and electrical



Upper level Apartment 1st fix mechanical and electrical

Sub-Structure & Super-Structure Progress

NOVEMBER 2022



Upper level Apartment 1st fix mechanical and electrical



Upper level Apartment 1st fix mechanical and electrical

Sub-Structure & Super-Structure Progress

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Upper level Apartment 1st fix mechanical and electrical



Upper level Apartment 1st fix mechanical and electrical

Sub-Structure & Super-Structure Progress

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Upper level Apartment 1st fix sanitary



Upper level Apartment 1st fix sanitary

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

PLEASE CONTACT

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