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Merchant's Wharf Investors Report

IR20 February 2023

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

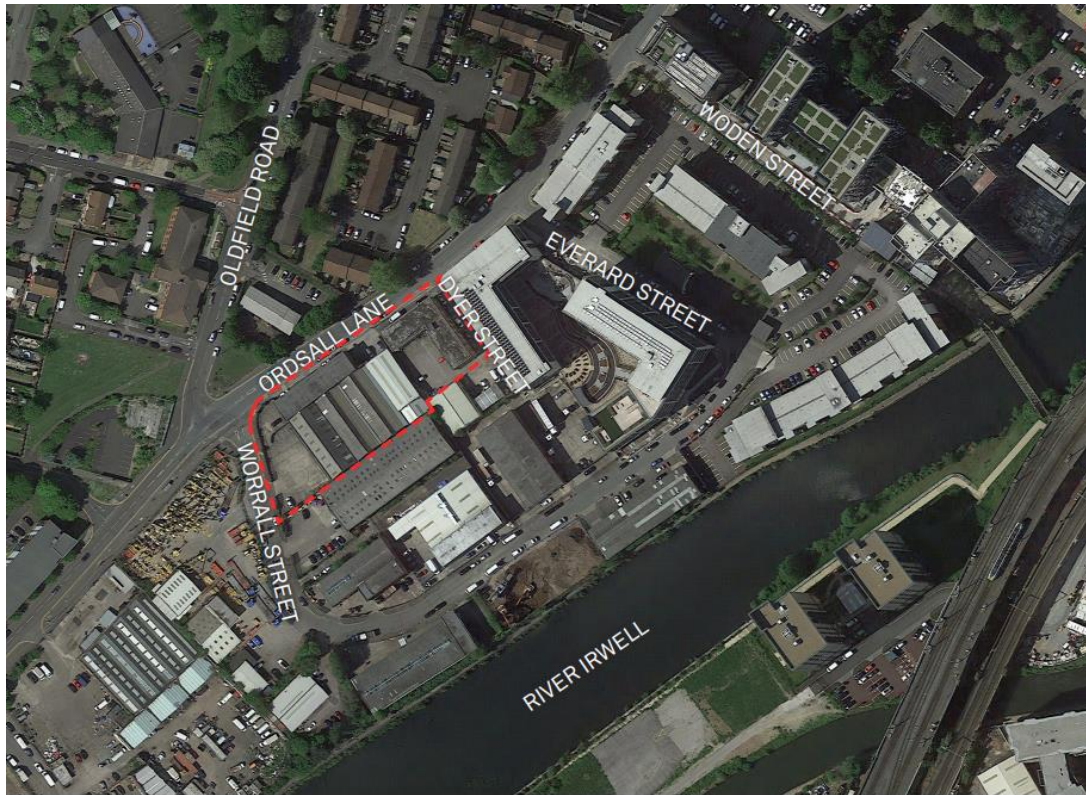


Land at corner of Ordsall Lane, Dyer Street & Worrall Street, Salford, Manchester M5

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

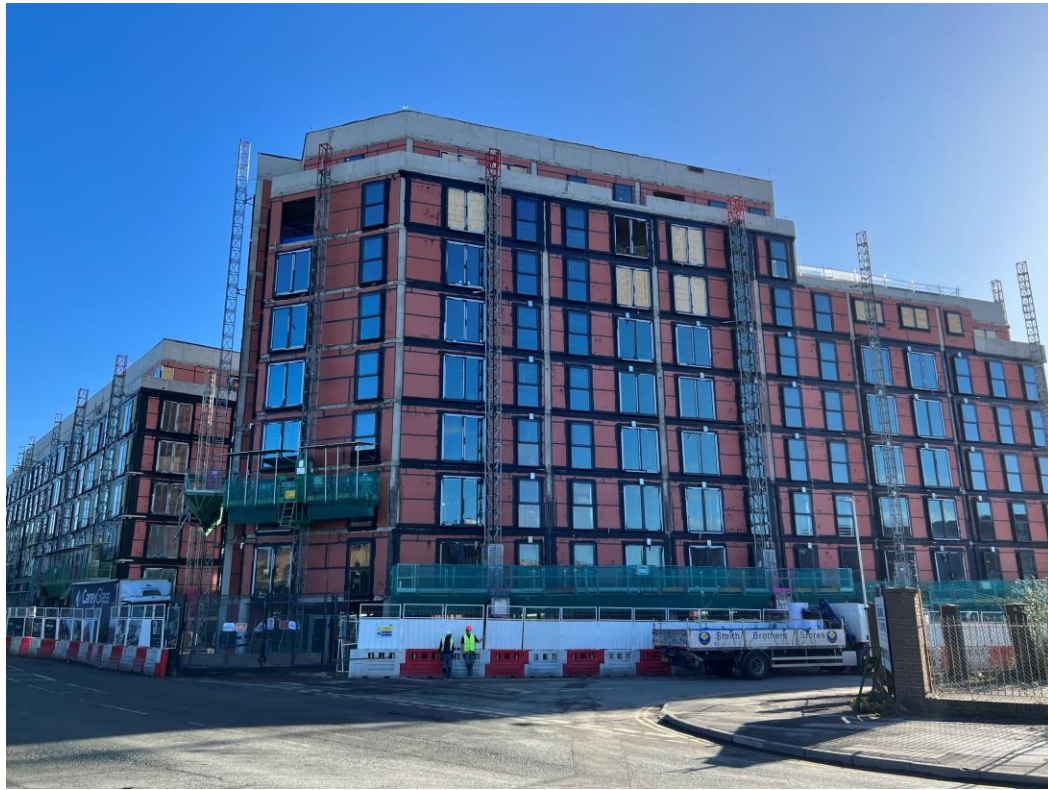
Sub-Structure & Super-Structure Construction Progress

FEBRUARY 2023

Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	94% 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	98% complete
Flat roof covering	50% complete
Weatherboarding	98% complete
Brickwork to elevations	45% complete
Cladding installation	0% complete
Windows & doors	95% complete
Curtain walling installation	95% complete
Pre-cast concrete Staircase structure	100% complete

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



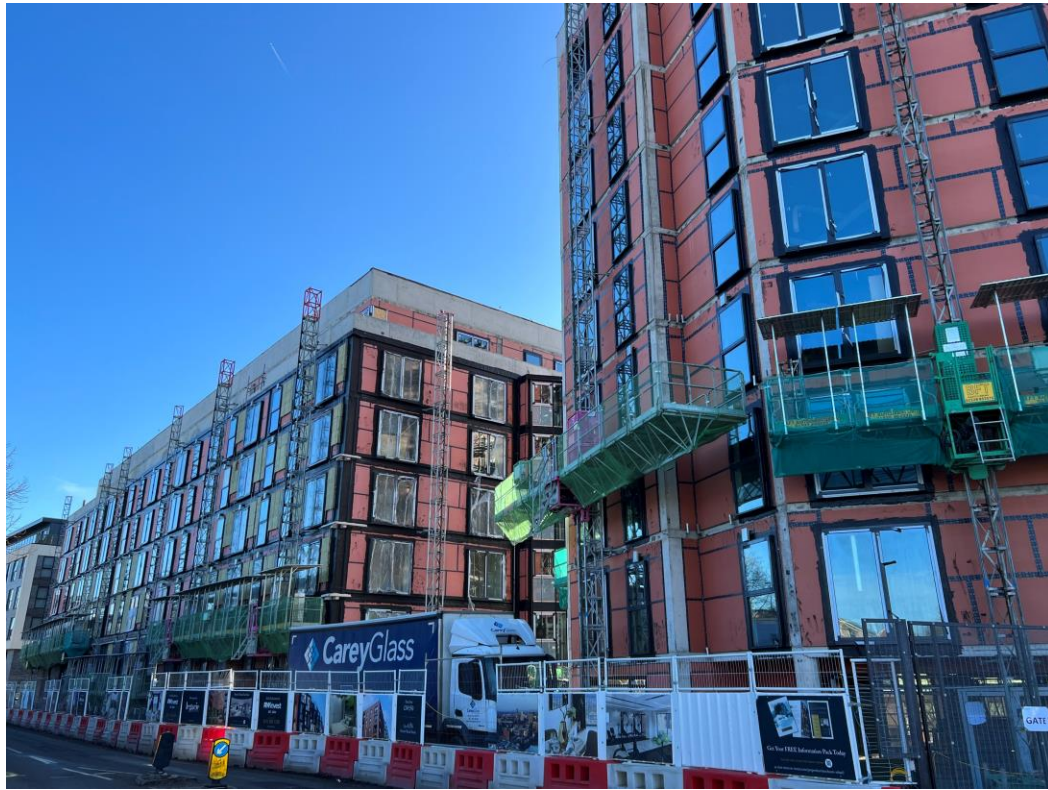
Ordsall Lane site view



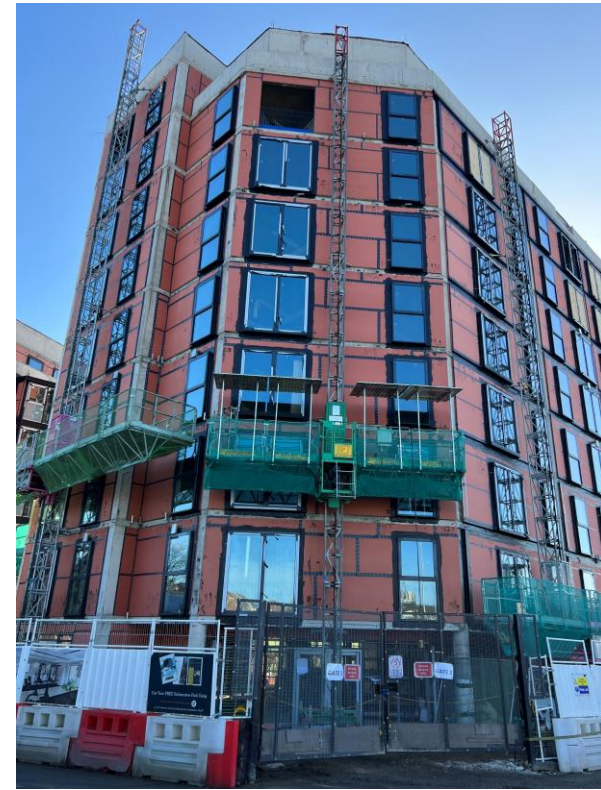
Ordsall Lane site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Ordsall Lane site view



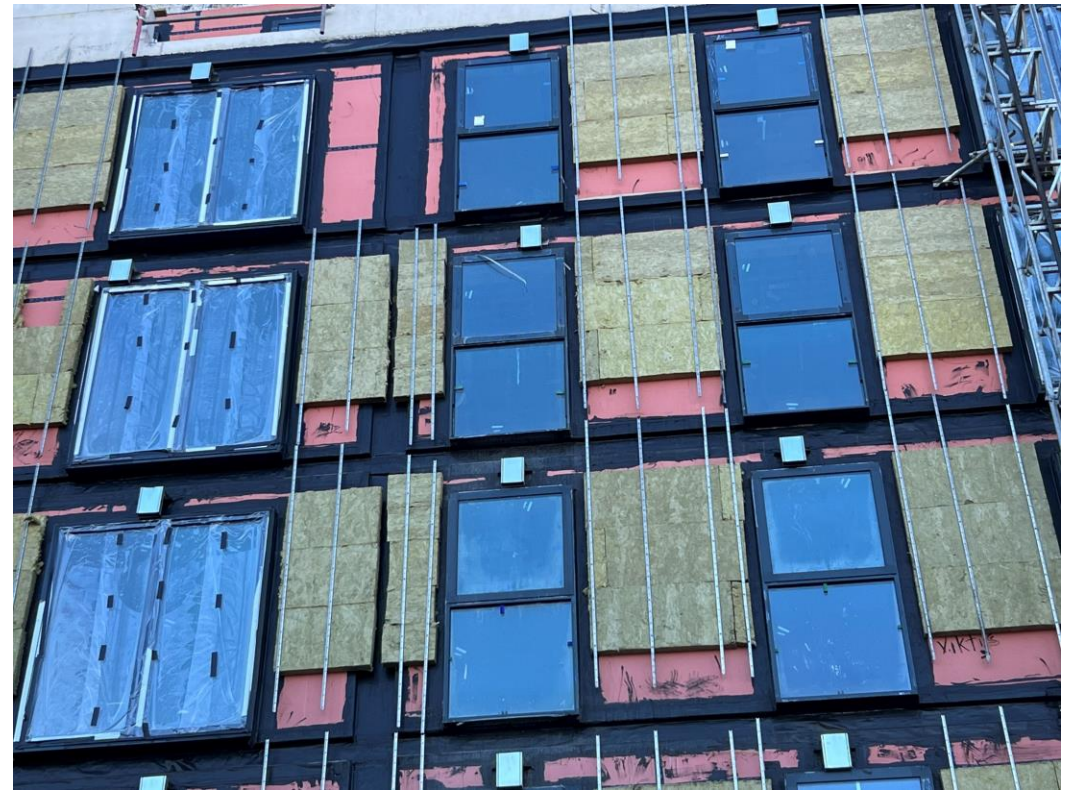
Ordsall Lane site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Ordsall Lane site view



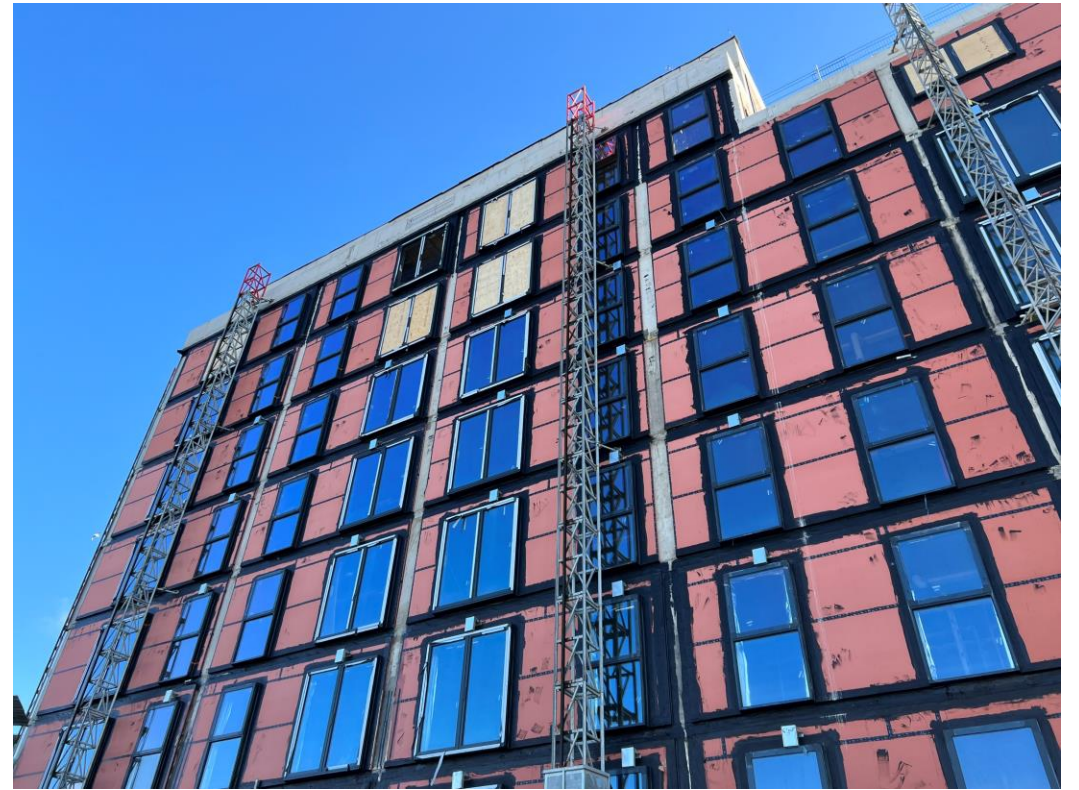
Ordsall Lane site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block A weatherboarding & windows installed



Block A weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



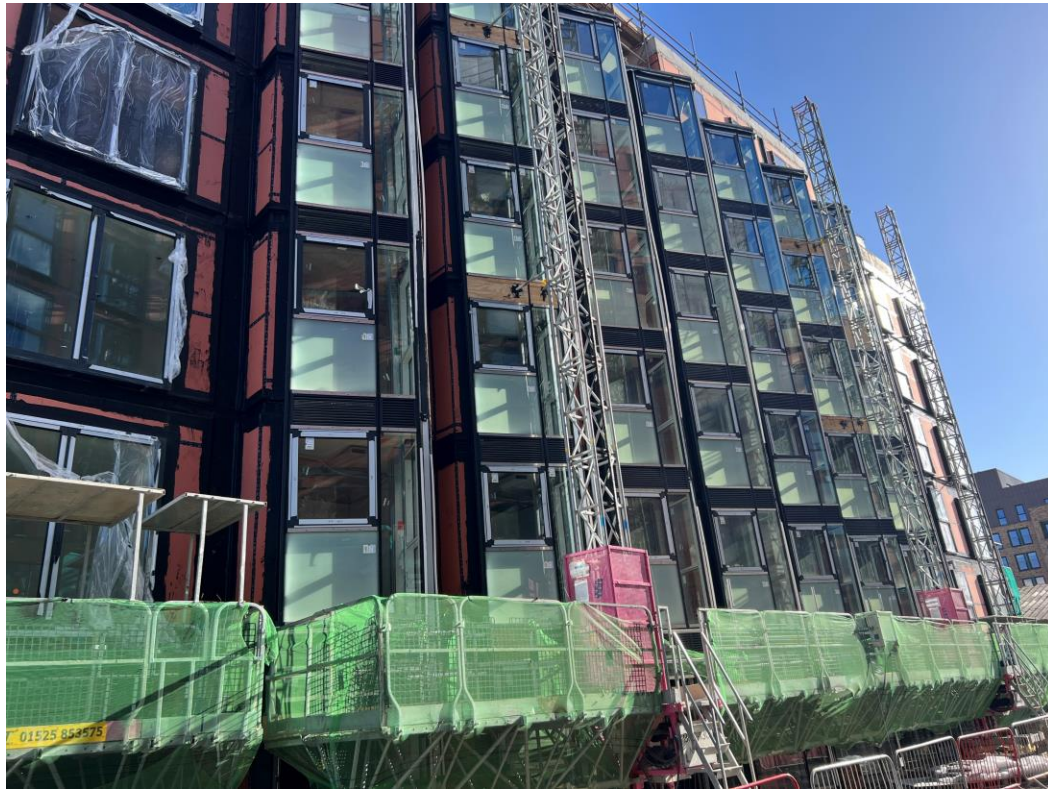
Block A weatherboarding & windows installed



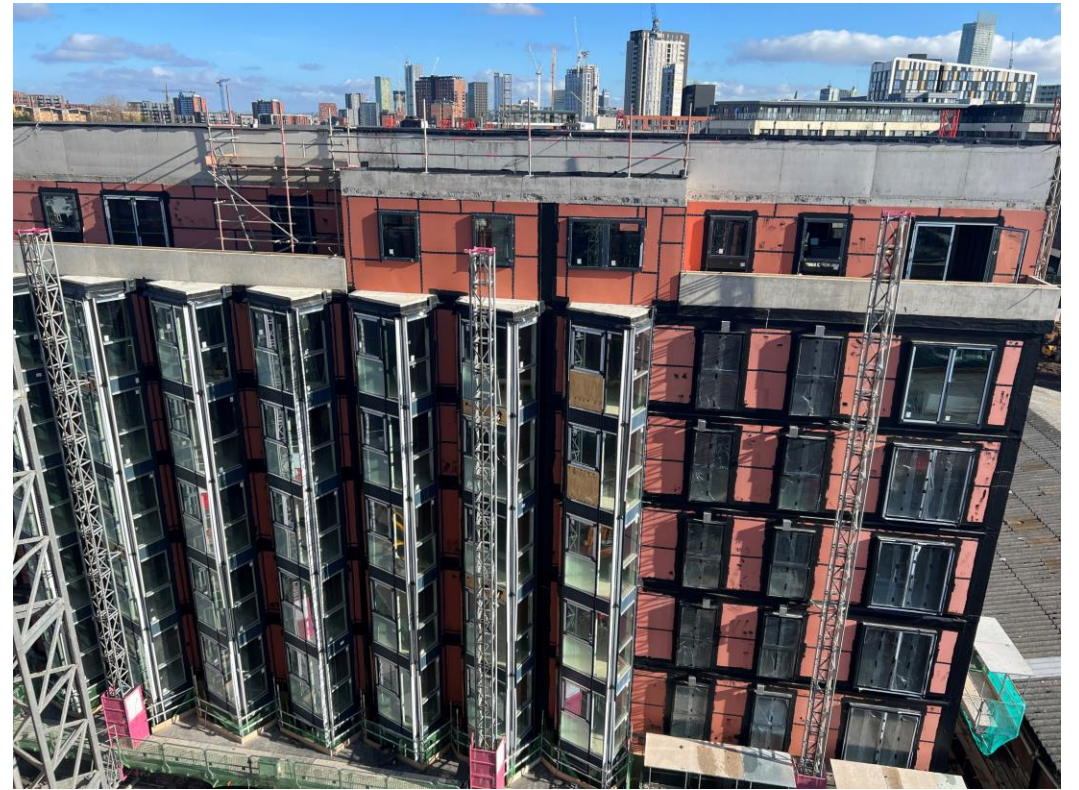
Block A weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B weatherboarding & windows installed



Block B weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B weatherboarding & windows installed



Block B weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B weatherboarding & windows installed



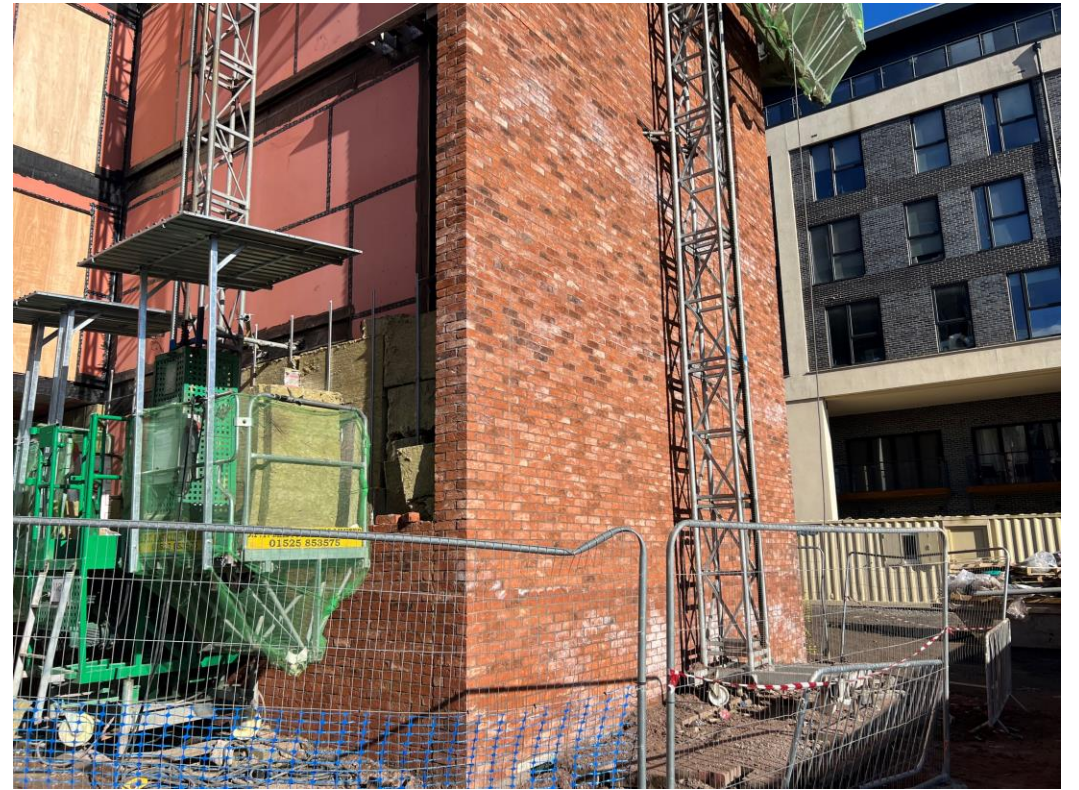
Block B weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B facing brickwork



Block B facing brickwork

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B facing brickwork



Block B facing brickwork

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B Podium facing brickwork



Block B Podium facing brickwork

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B Podium facing brickwork



Block B Podium facing brickwork

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B facing brickwork



Block B facing brickwork

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B facing brickwork



Block B facing brickwork

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



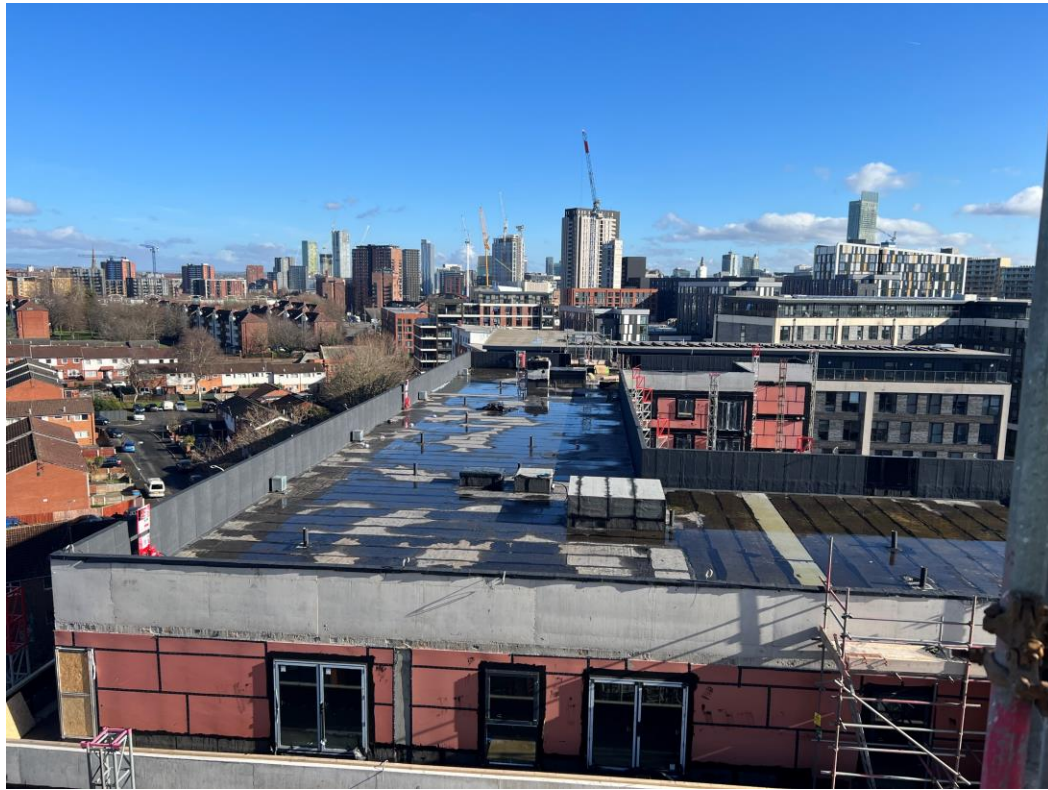
Block A facing brickwork



Block A facing brickwork

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B roof covering



Block B roof covering

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block B roof covering



Block B roof covering

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block A roof covering



Block A roof covering

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block A roof covering



Block A roof covering

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block A roof covering



Block A roof covering

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



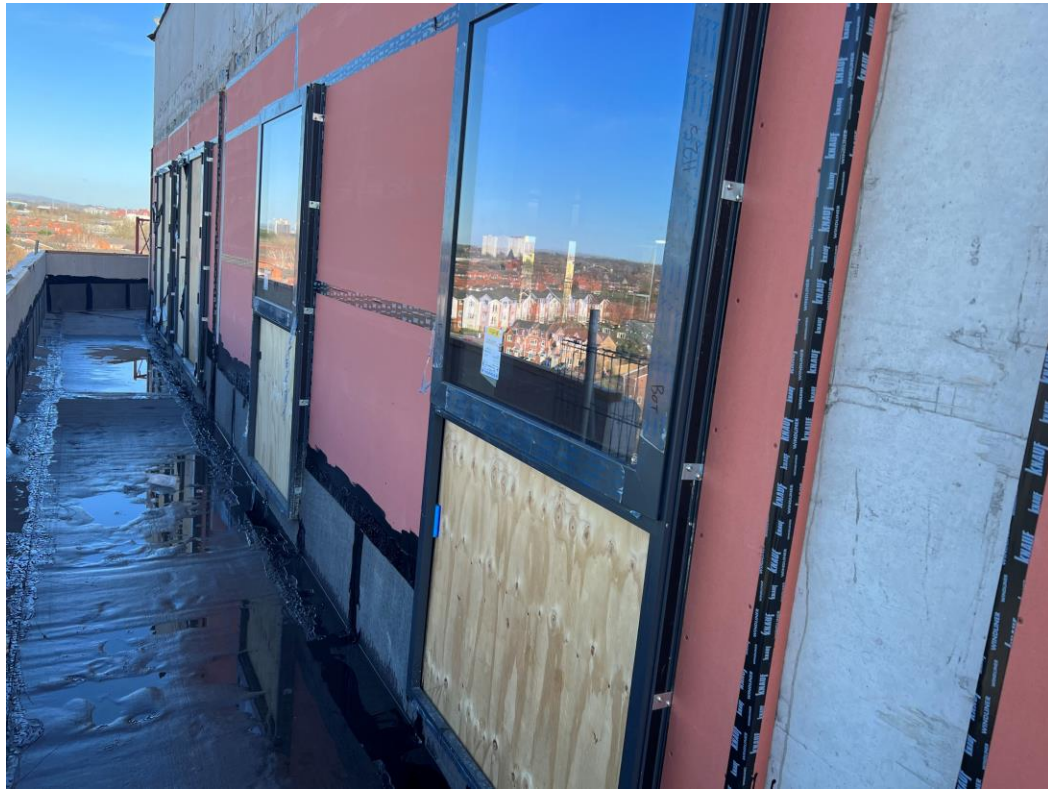
Block A terrace roof covering



Block A terrace roof covering

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block A terrace roof covering



Block A lightning tape

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block A terrace roof covering



Block A rainwater outlet

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Block A roof materials



Block A roofing kettle

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

FEBRUARY 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	80% complete
Above ground drainage	90% complete
Partition walls installation	13% complete
Apartment ceiling installation	10% complete
Plaster finishes walls and ceilings	0% complete
1st fix electrical	0% complete
1st fix plumbing and heating	37% 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

FEBRUARY 2023



Ground level walls formed



Ground level walls formed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



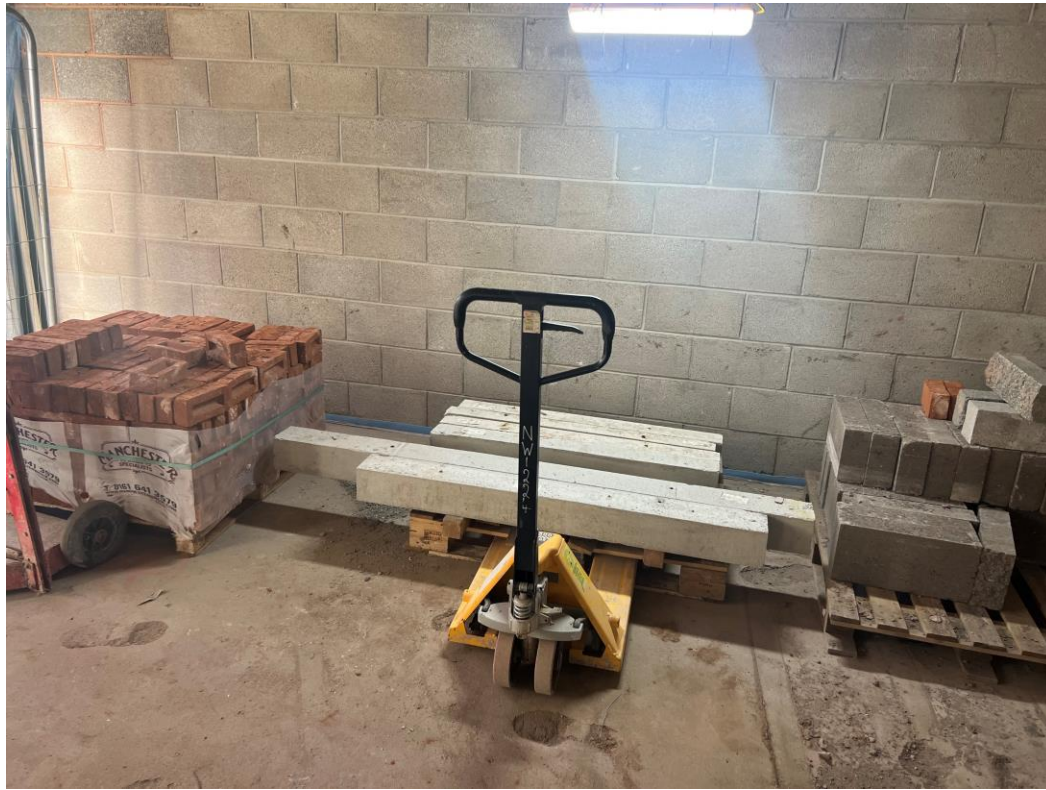
Ground level walls formed



Ground level walls formed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Ground level walls formed



Ground level walls formed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Curtain wall framing installed



Curtain wall framing installed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Dry riser to stairwell



Dry riser to stairwell

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper level 1st fix mechanical ducting & water



Upper level 1st fix mechanical ducting & water

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



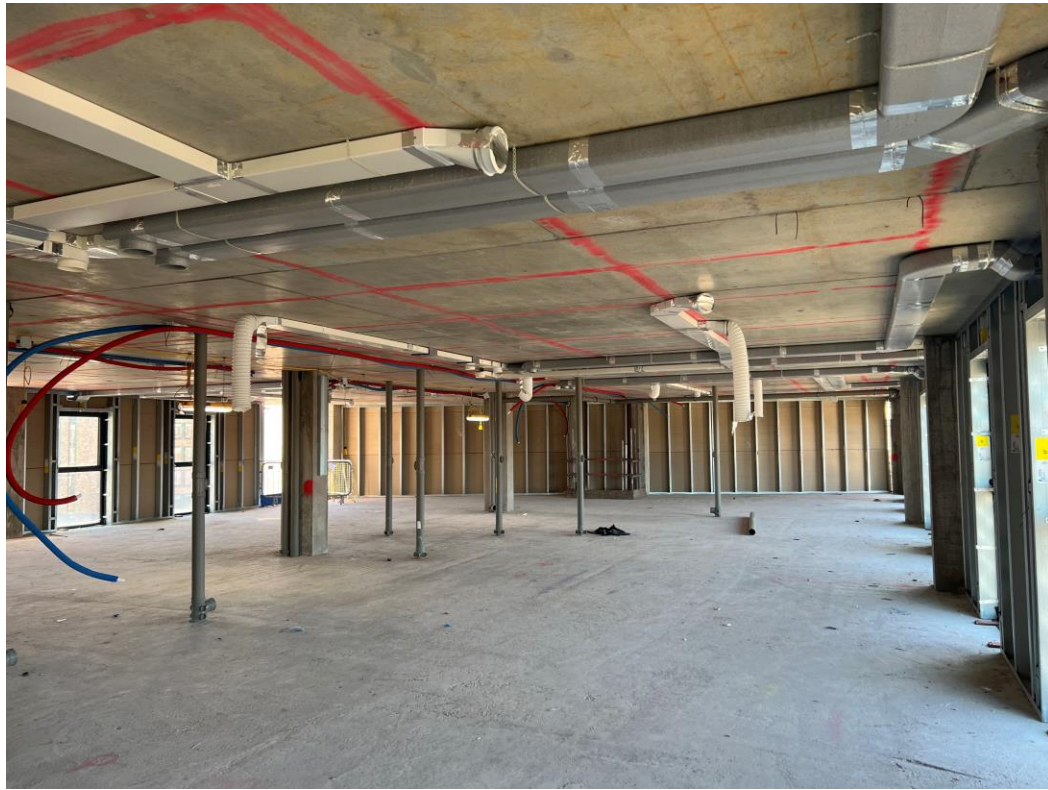
Upper level 1st fix mechanical ducting & water



Upper level 1st fix mechanical ducting & water

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper level 1st fix mechanical ducting & water



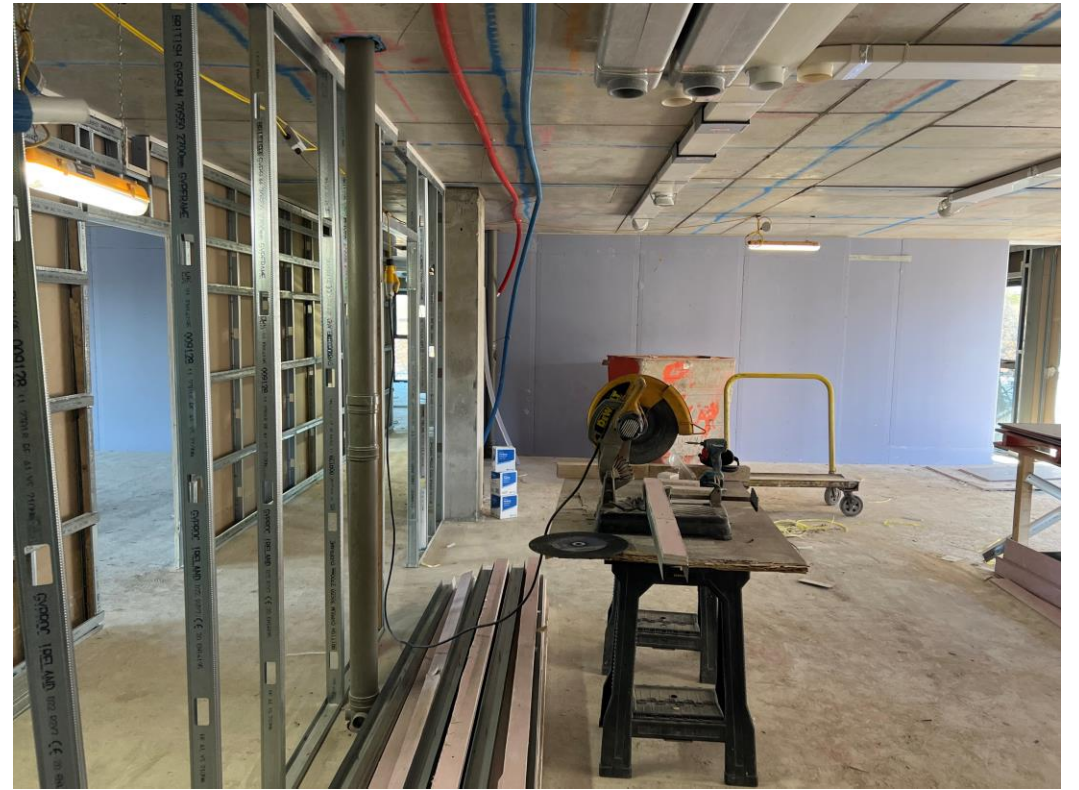
Upper level 1st fix mechanical ducting & water

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



3rd Floor partition walls



3rd Floor partition walls

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



3rd Floor partition walls



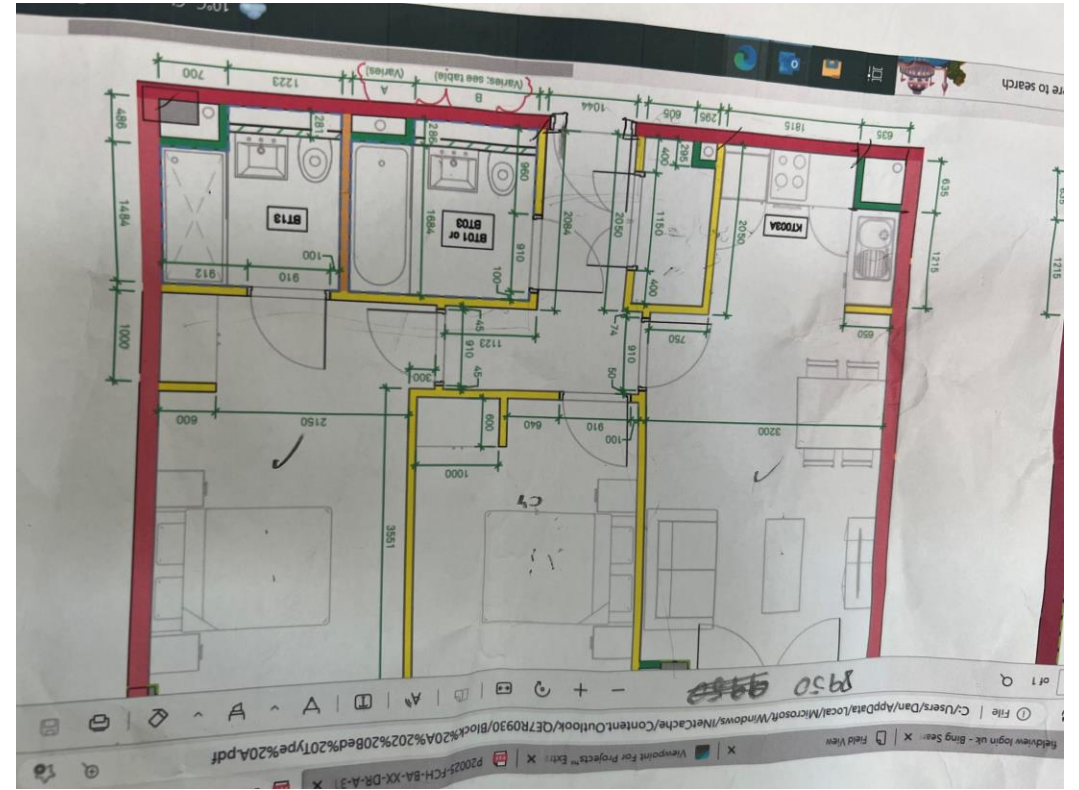
3rd Floor partition walls

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



3rd Floor partition walls



3rd Floor partition walls

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



2nd Floor partition walls



2nd Floor partition walls

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



1st Floor partition walls and ceiling



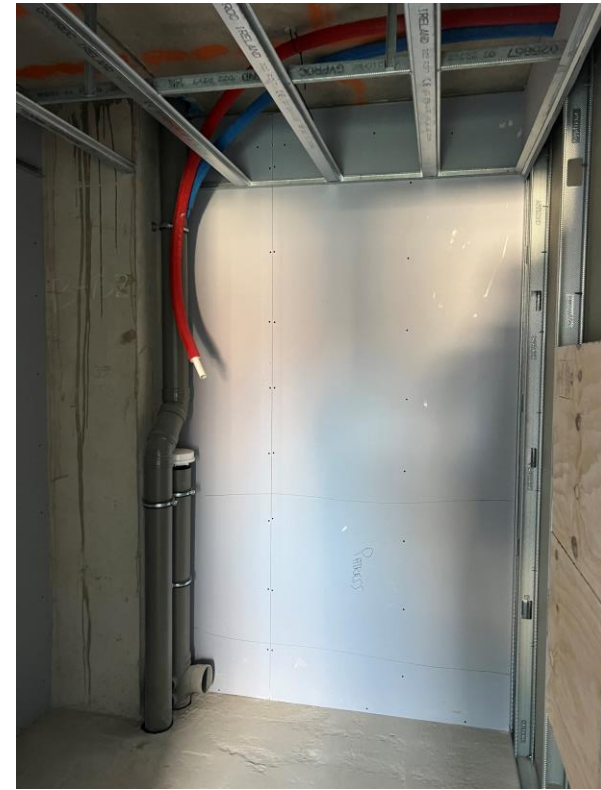
1st Floor partition walls and ceiling

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



1st Floor partition walls and ceiling



1st Floor partition walls and ceiling

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

FEBRUARY 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	80% complete
Above ground drainage	100% complete
Partition walls installation	68% complete
Apartment ceiling installation	60% complete
Plaster finishes walls and ceilings	43% complete
1st fix electrical	64% complete
1st fix plumbing and heating	80% complete
Kitchen units and appliances	0% complete
Doorframes	6% complete
Skirting and architrave	6% complete
Bathroom sanitary fittings	13% complete
Wall and floor tiling	5% complete
Carpet and floor finishes	20% 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

FEBRUARY 2023



Fire Fighting Lift installed



Fire Fighting Lift installed

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Dry riser to stairwell



Dry riser to stairwell

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Dry riser to stairwell



Dry riser to stairwell

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



External vent duct plenum materials



External vent duct plenum materials

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper floor Apartment partitions ongoing



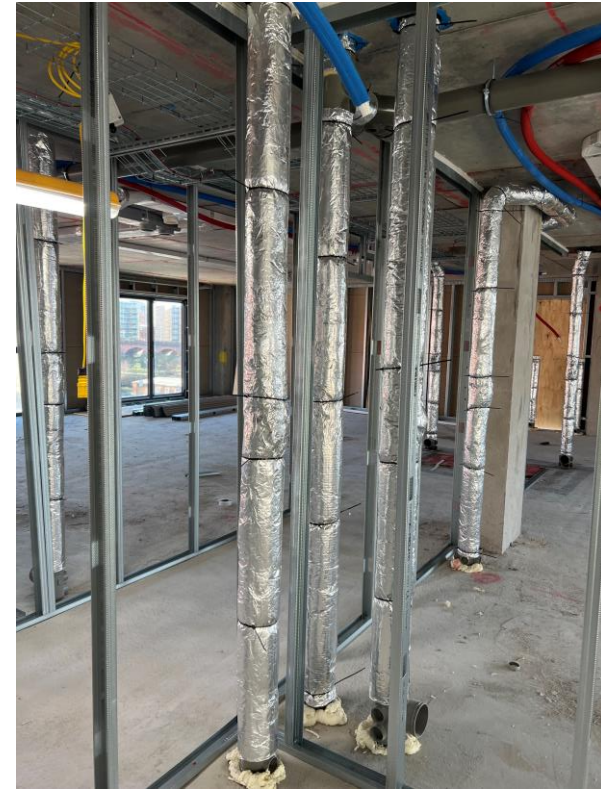
Upper floor Apartment partitions ongoing

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper floor mechanical services ongoing



Upper floor Drainage lagging

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper floor Apartment partitions ongoing



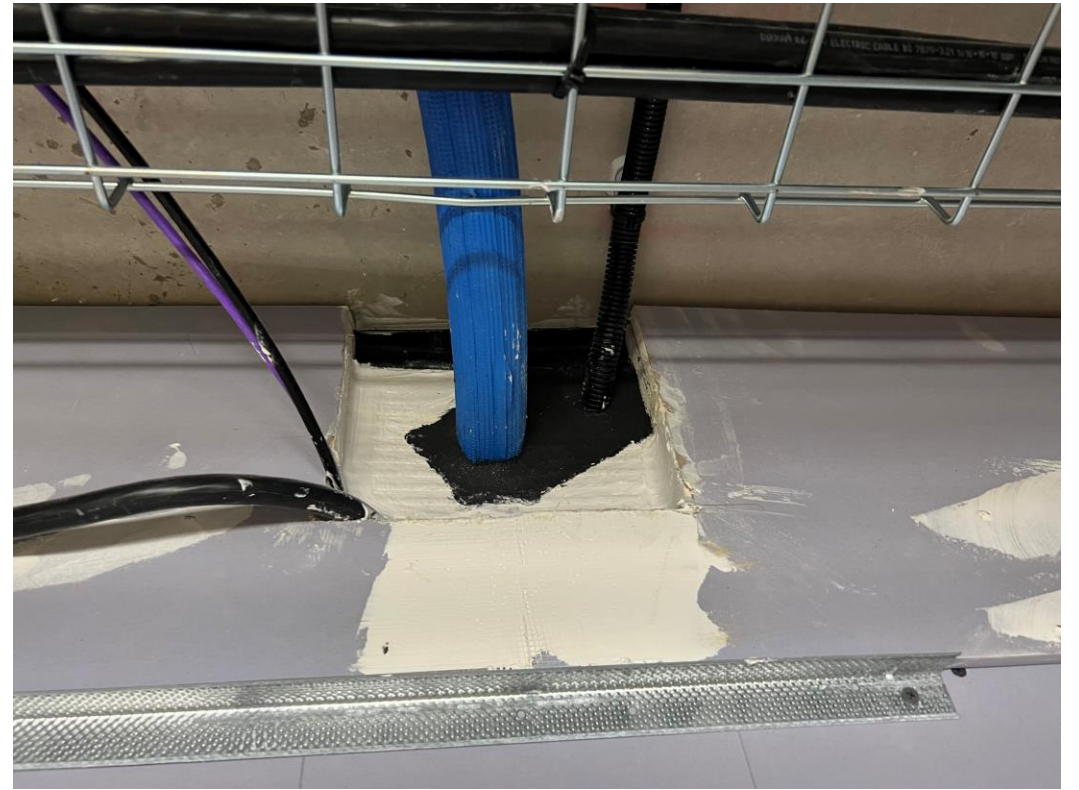
Water main services installation

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



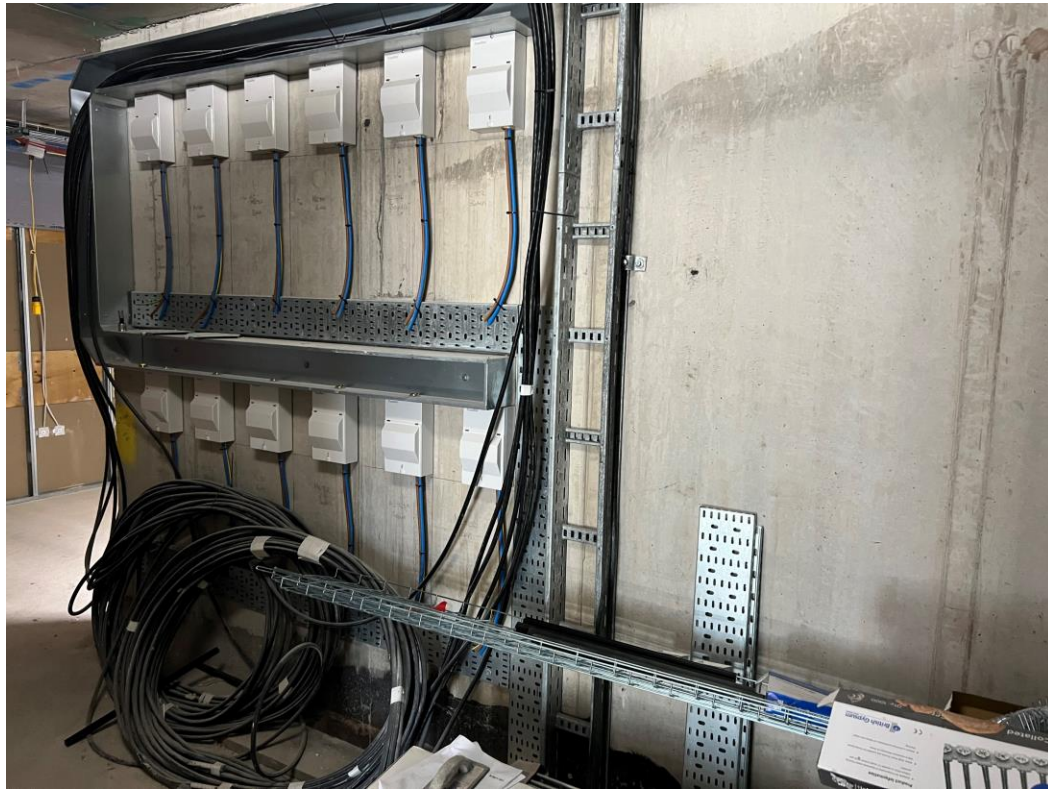
Water main services installation



Water main & pipework fire stopped

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Electrical services installation



Electrical services installation

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper floor Apartment partitions ongoing



Upper floor Apartment partitions ongoing

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper floor Apartment partitions ongoing



Upper floor Apartment partitions ongoing

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Apartment 1st fix sanitary



Apartment 1st fix sanitary

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Apartment ready for plaster skim



Apartment ready for plaster skim

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Apartment 1st fix electrical



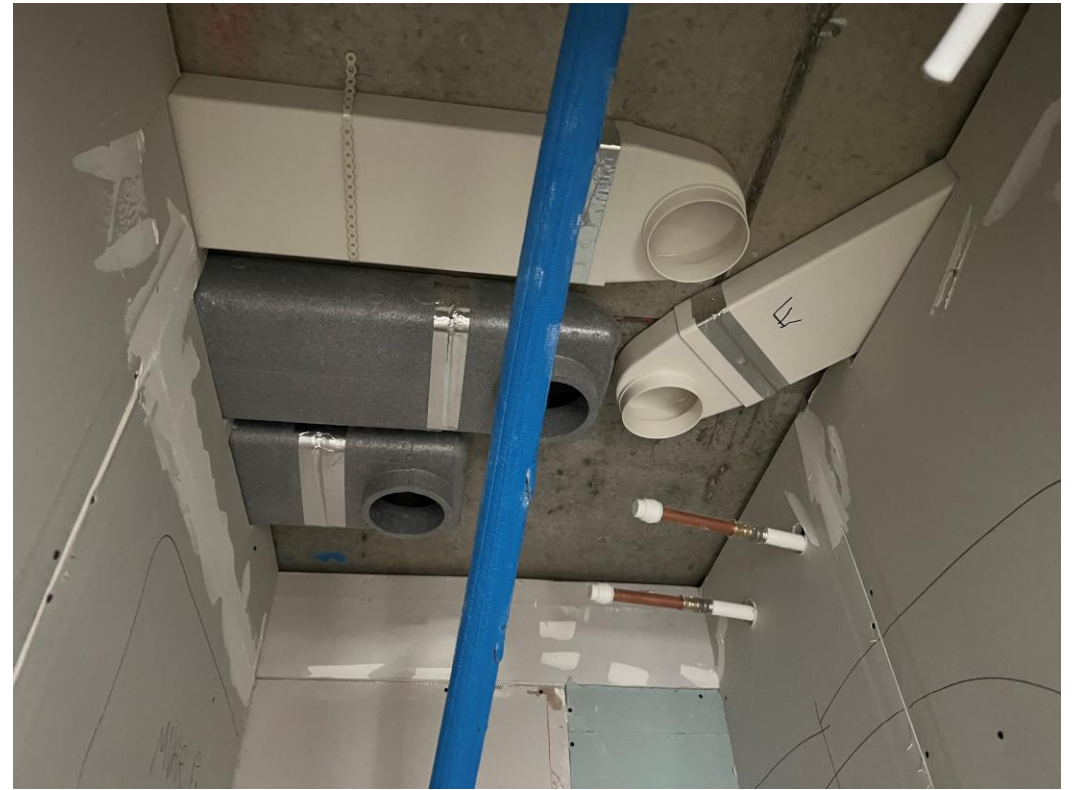
Apartment 1st fix electrical

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Apartment 1st fix electrical



Apartment 1st mechanical

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls

Sub-Structure & Super-Structure Progress

JANUARY 2023



Doorframes, skirting and architrave



Doorframes, skirting and architrave

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Apartment mist coat decoration



Apartment mist coat decoration

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Apartment mist coat decoration



Apartment mist coat decoration

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



2nd fix electrical



2nd fix electrical

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



2nd fix electrical



2nd fix electrical

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



2nd fix electrical



2nd fix electrical

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Apartment 2nd fix mechanical



Apartment 2nd fix mechanical

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Apartment 2nd fix mechanical



Apartment 2nd fix mechanical

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Sanitary installation commenced



Sanitary installation commenced

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Wall and floor tiling commenced



Wall and floor tiling commenced

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Wall and floor tiling commenced



Wall and floor tiling commenced

Sub-Structure & Super-Structure Progress

FEBRUARY 2023



Wall and floor tiling commenced



Wall and floor tiling commenced

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

PLEASE CONTACT

legacie

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