

legacie



Merchant's Wharf Investors Report

IR21 March 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

MARCH 2023

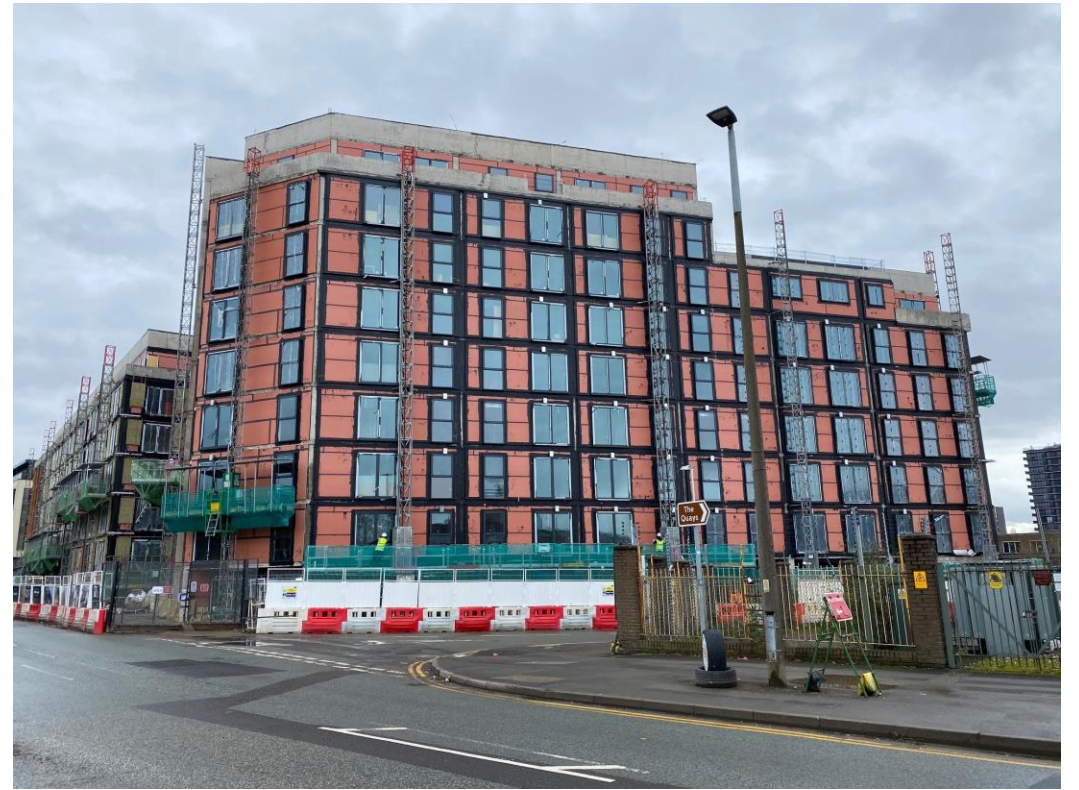
Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	100% complete
Steel reinforcement concrete slab	100% complete
Ground floor slab construction	100% complete
Concrete frame structure	100% complete
Upper suspended concrete floor structure	100% 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	99% complete
Flat roof covering	90% complete
Weatherboarding	99% complete
Brickwork to elevations	50% complete
Cladding installation	0% complete
Windows & doors	96% complete
Curtain walling installation	96% complete
Pre-cast concrete Staircase structure	100% complete

Sub-Structure & Super-Structure Progress

MARCH 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

MARCH 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

MARCH 2023



Ordsall Lane site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

MARCH 2023



Block A weatherboarding & windows installed



Block A weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

MARCH 2023



Block B wall insulation & brickwork



Block B facing brickwork

Sub-Structure & Super-Structure Progress

MARCH 2023



Block B wall insulation & brickwork



Block B facing brickwork

Sub-Structure & Super-Structure Progress

MARCH 2023



Block B wall insulation & brickwork



Block B wall insulation & brickwork

Sub-Structure & Super-Structure Progress

MARCH 2023



Block B wall insulation & brickwork



Block B wall insulation & brickwork

Sub-Structure & Super-Structure Progress

MARCH 2023



Block B wall insulation & brickwork



Block B wall preparation for insulation & brickwork

Sub-Structure & Super-Structure Progress

MARCH 2023



Block B terrace roof covering preparation



Block B balcony roof covering preparation

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

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Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	90% complete
Above ground drainage	98% complete
Partition walls installation	59% complete
Apartment ceiling installation	40% complete
Plaster finishes walls and ceilings	0% complete
1st fix electrical	20% complete
1st fix plumbing and heating	70% 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

MARCH 2023



Ground floor curtain wall frame & glazing installed



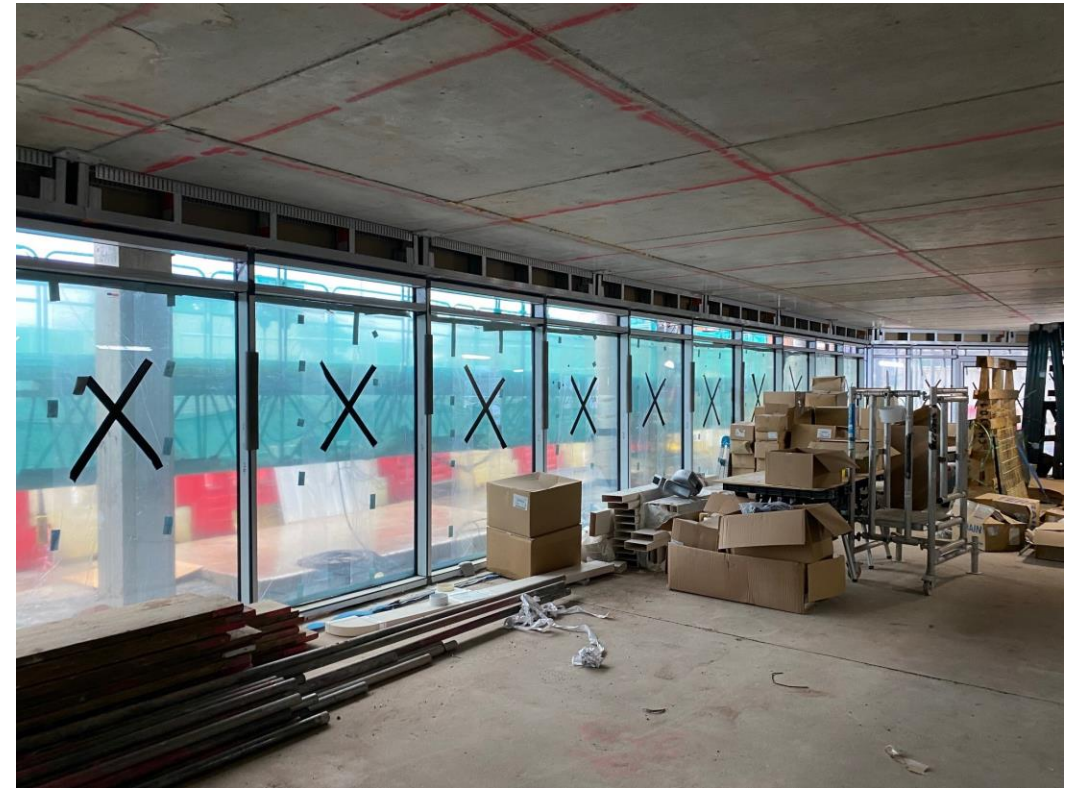
Ground floor curtain wall frame & glazing installed

Sub-Structure & Super-Structure Progress

MARCH 2023



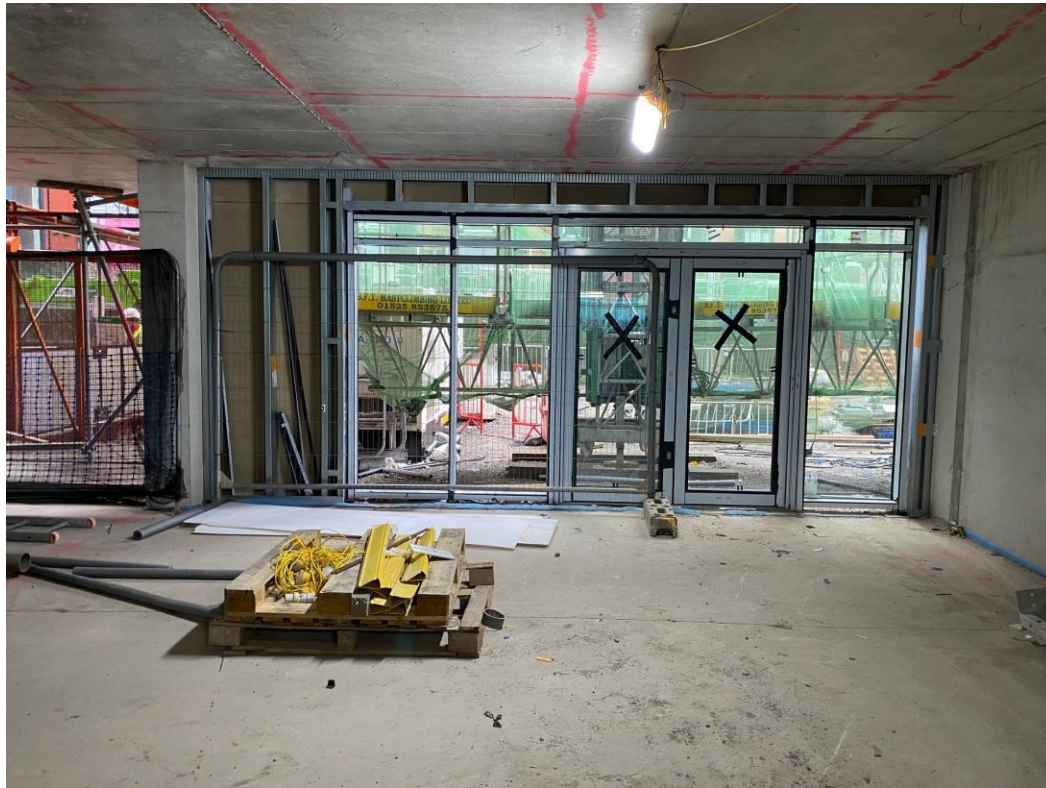
Ground floor curtain wall frame & glazing installed



Ground floor curtain wall frame & glazing installed

Sub-Structure & Super-Structure Progress

MARCH 2023



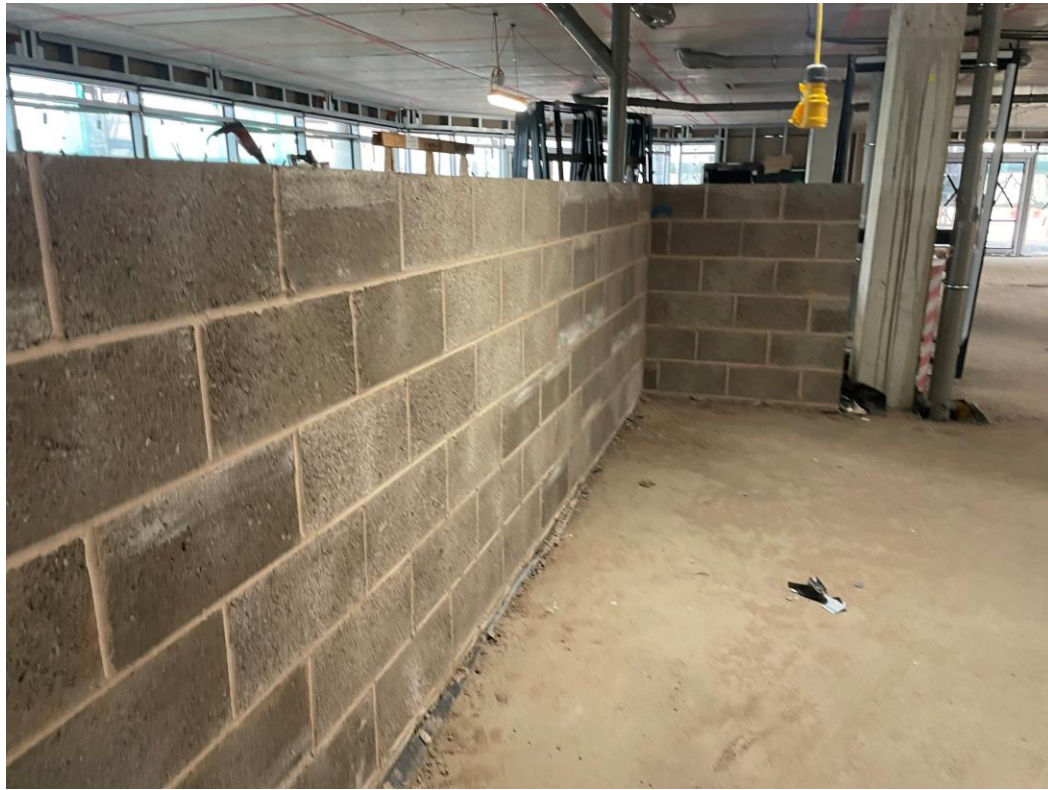
Ground floor curtain wall frame & glazing installed



Ground floor curtain wall frame & glazing installed

Sub-Structure & Super-Structure Progress

MARCH 2023



Ground level walls formed



Ground level walls formed

Sub-Structure & Super-Structure Progress

MARCH 2023



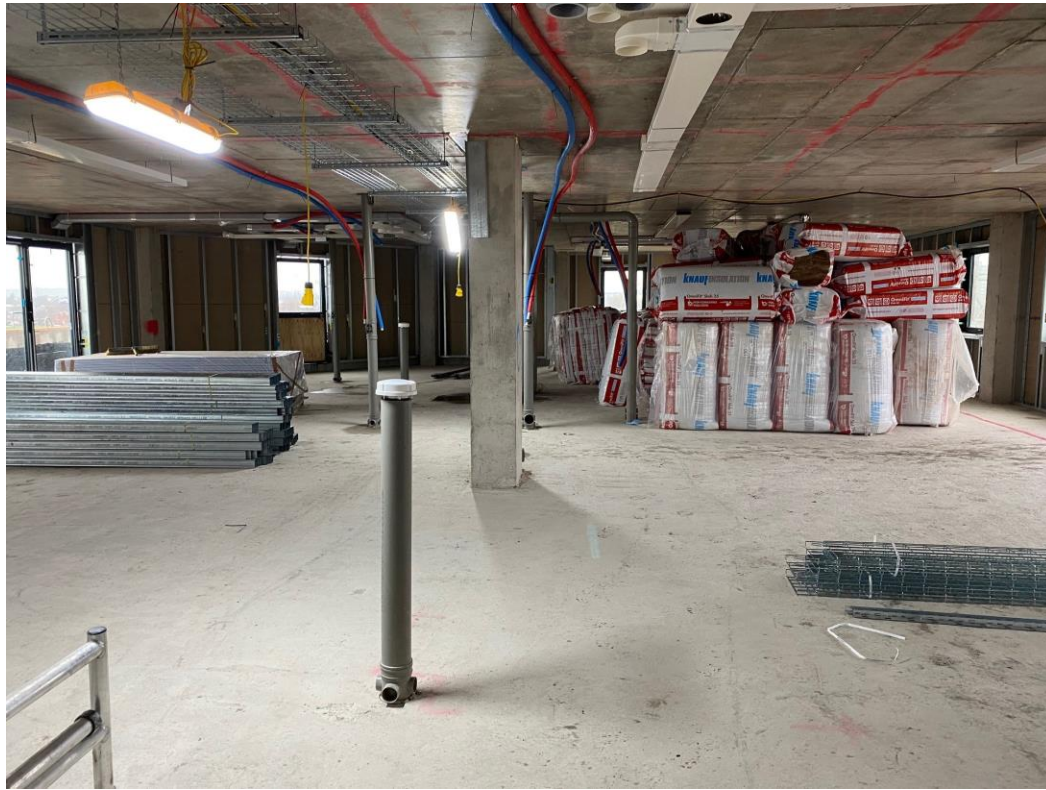
Ground level walls formed



Ground level walls formed

Sub-Structure & Super-Structure Progress

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External walls upper floor levels to receive insulation & boarding



External walls upper floor levels to receive insulation & boarding

Sub-Structure & Super-Structure Progress

MARCH 2023



External walls upper floor levels to receive insulation & boarding



External walls upper floor levels to receive insulation & boarding

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition wall setting out



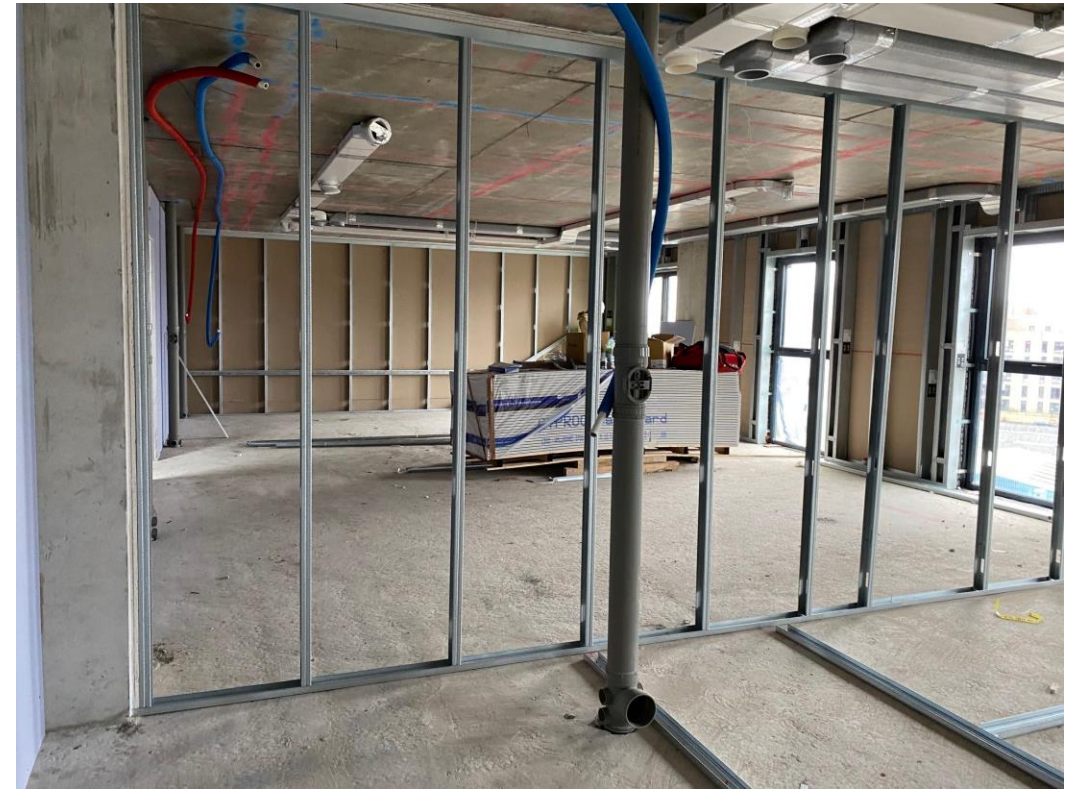
Partition wall setting out

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls forming apartments



Partition walls forming apartments

Sub-Structure & Super-Structure Progress

MARCH 2023



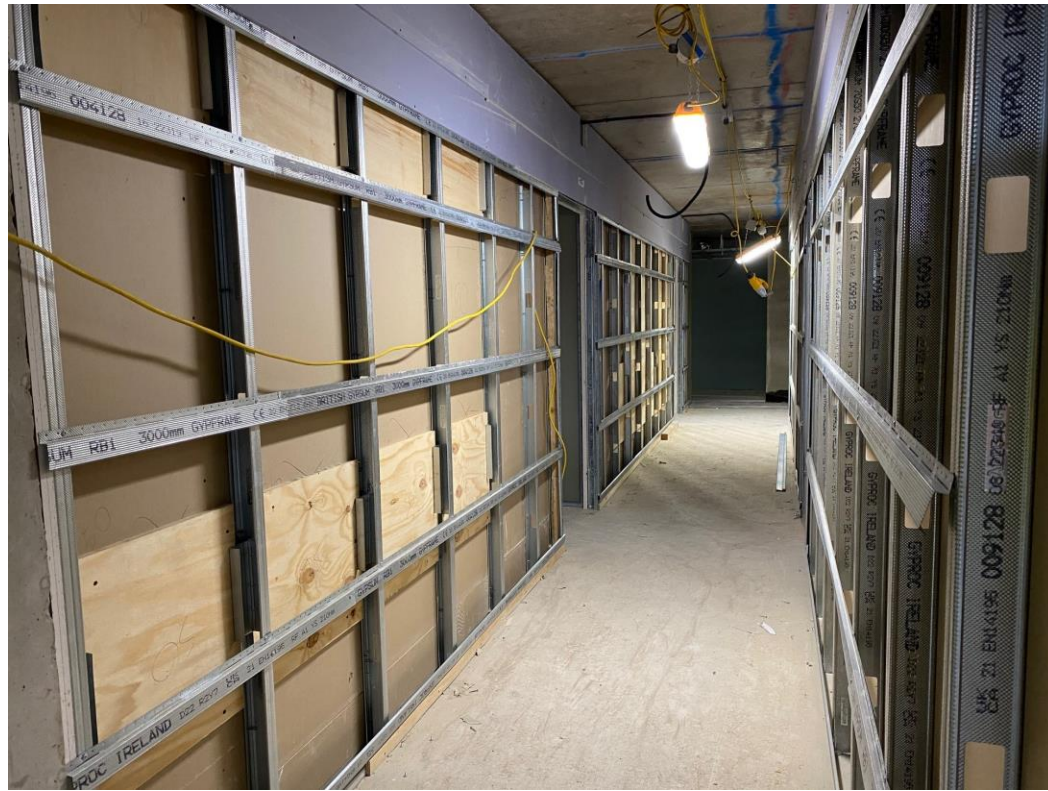
Partition walls forming apartments



Partition walls forming apartments

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls forming apartments



Partition walls forming apartments

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls and ceiling



Partition walls and ceiling

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls and ceiling



Partition walls and ceiling

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls and ceiling



Partition walls and ceiling

Sub-Structure & Super-Structure Progress

MARCH 2023



Sanitary installation



Sanitary installation

Sub-Structure & Super-Structure Progress

MARCH 2023



Sanitary installation



Sanitary installation

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

MARCH 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	90% complete
Above ground drainage	100% complete
Partition walls installation	76% complete
Apartment ceiling installation	72% complete
Plaster finishes walls and ceilings	61% complete
1st fix electrical	64% complete
1st fix plumbing and heating	80% complete
Kitchen units and appliances	2% complete
Doorframes	35% complete
Skirting and architrave	33% complete
Bathroom sanitary fittings	14% complete
Wall and floor tiling	23% complete
Carpet and floor finishes	35% complete
Doors and ironmongery	0% complete
Decorations	5% 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

MARCH 2023



External walls upper floor levels to receive insulation & boarding



External walls upper floor levels to receive insulation & boarding

Sub-Structure & Super-Structure Progress

MARCH 2023



External walls upper floor levels to receive insulation & boarding



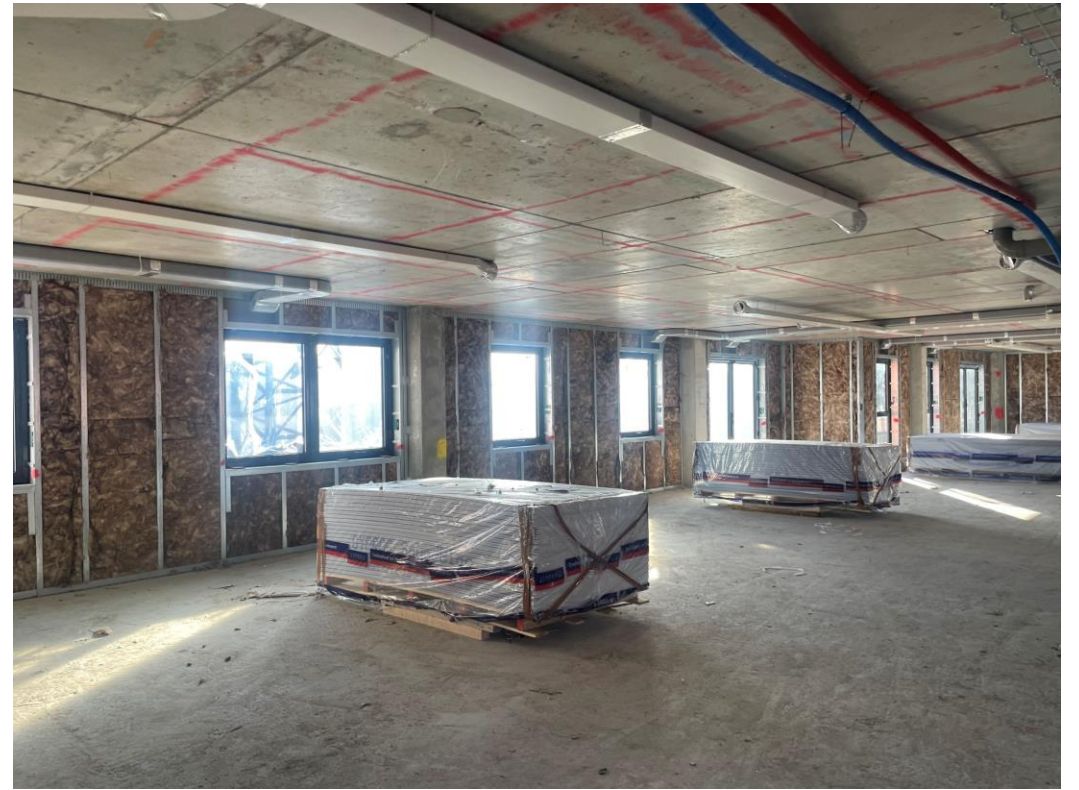
External walls upper floor levels to receive insulation & boarding

Sub-Structure & Super-Structure Progress

MARCH 2023



External walls upper floor levels to receive insulation & boarding



External walls upper floor levels to receive insulation & boarding

Sub-Structure & Super-Structure Progress

MARCH 2023



Upper floor mechanical services ongoing



Upper floor mechanical services ongoing

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls forming apartments



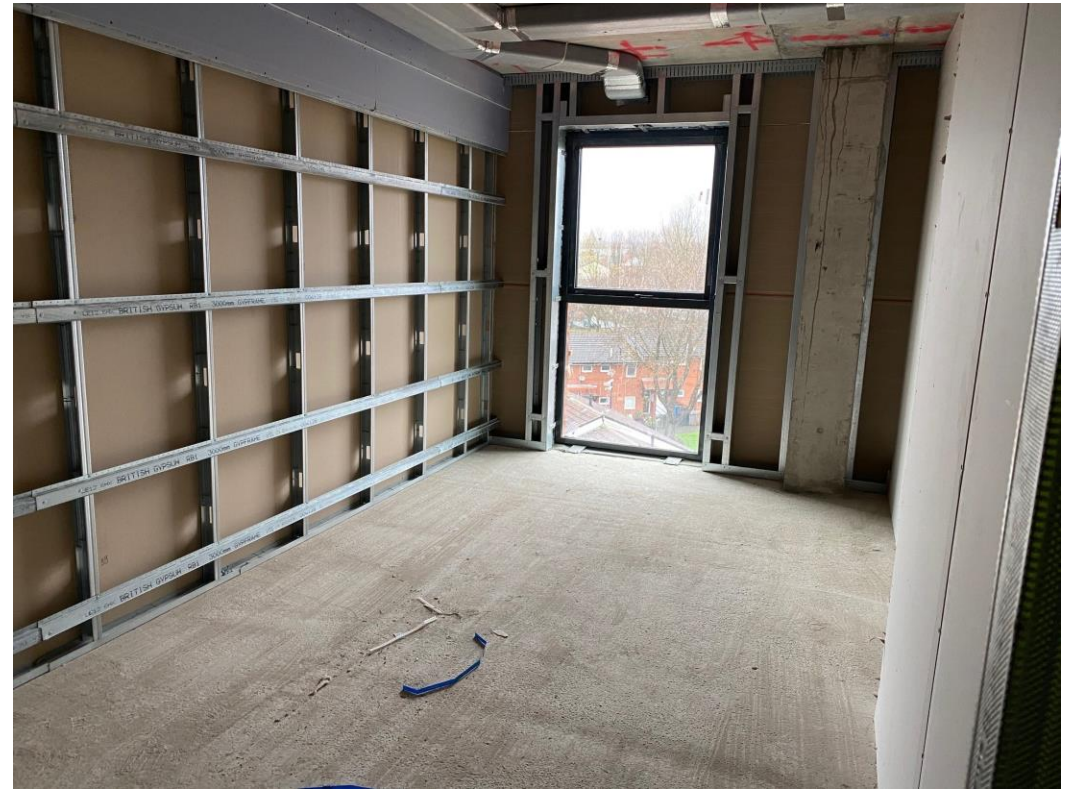
Partition walls forming apartments

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls forming apartments



Partition walls forming apartments

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls and ceiling



Partition walls and ceiling

Sub-Structure & Super-Structure Progress

MARCH 2023



Partition walls and ceiling



Partition walls and ceiling

Sub-Structure & Super-Structure Progress

MARCH 2023



Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls

Sub-Structure & Super-Structure Progress

MARCH 2023



Upper level Apartment plaster skim ceiling and walls



Upper level Apartment plaster skim ceiling and walls

Sub-Structure & Super-Structure Progress

MARCH 2023



Doorframes, skirting and architrave



Doorframes, skirting and architrave

Sub-Structure & Super-Structure Progress

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Doorframes, skirting and architrave



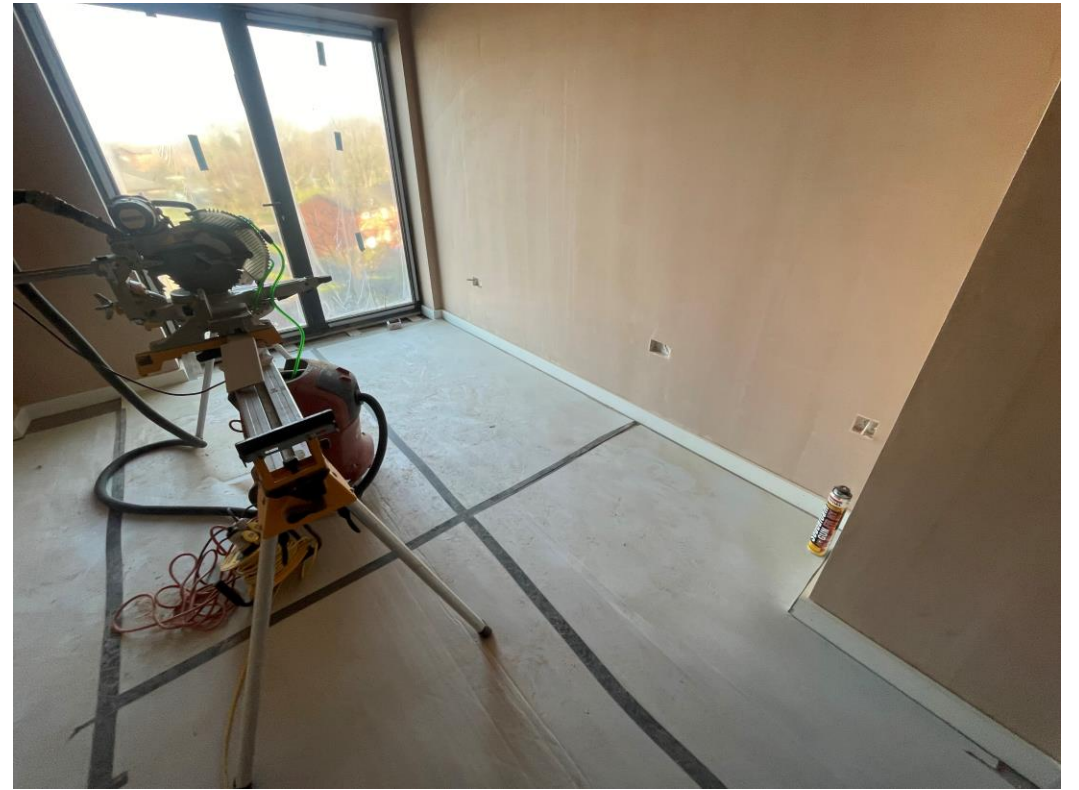
Doorframes, skirting and architrave

Sub-Structure & Super-Structure Progress

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Doorframes, skirting and architrave



Doorframes, skirting and architrave

Sub-Structure & Super-Structure Progress

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Apartment 1st fix sanitary



Apartment 1st fix sanitary

Sub-Structure & Super-Structure Progress

MARCH 2023



Apartment 1st fix sanitary



Apartment 1st fix sanitary

Sub-Structure & Super-Structure Progress

MARCH 2023



Apartment mist coat decoration



Apartment mist coat decoration

Sub-Structure & Super-Structure Progress

MARCH 2023



Apartment mist coat decoration



Apartment mist coat decoration

Sub-Structure & Super-Structure Progress

MARCH 2023



Wall and floor tiling ongoing



Wall and floor tiling ongoing

Sub-Structure & Super-Structure Progress

MARCH 2023



Wall and floor tiling ongoing



Wall and floor tiling ongoing

Sub-Structure & Super-Structure Progress

MARCH 2023



Sanitary fittings installed



Sanitary fittings installed

Sub-Structure & Super-Structure Progress

MARCH 2023



Sanitary fittings installed



Sanitary fittings installed

Sub-Structure & Super-Structure Progress

MARCH 2023



Kitchen units commenced



Kitchen units commenced

Sub-Structure & Super-Structure Progress

MARCH 2023



Kitchen units commenced



Kitchen units commenced

Sub-Structure & Super-Structure Progress

MARCH 2023



Kitchen units commenced



Kitchen units commenced

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

PLEASE CONTACT

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