

legacie



Merchant's Wharf Investors Report

IR22 April 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

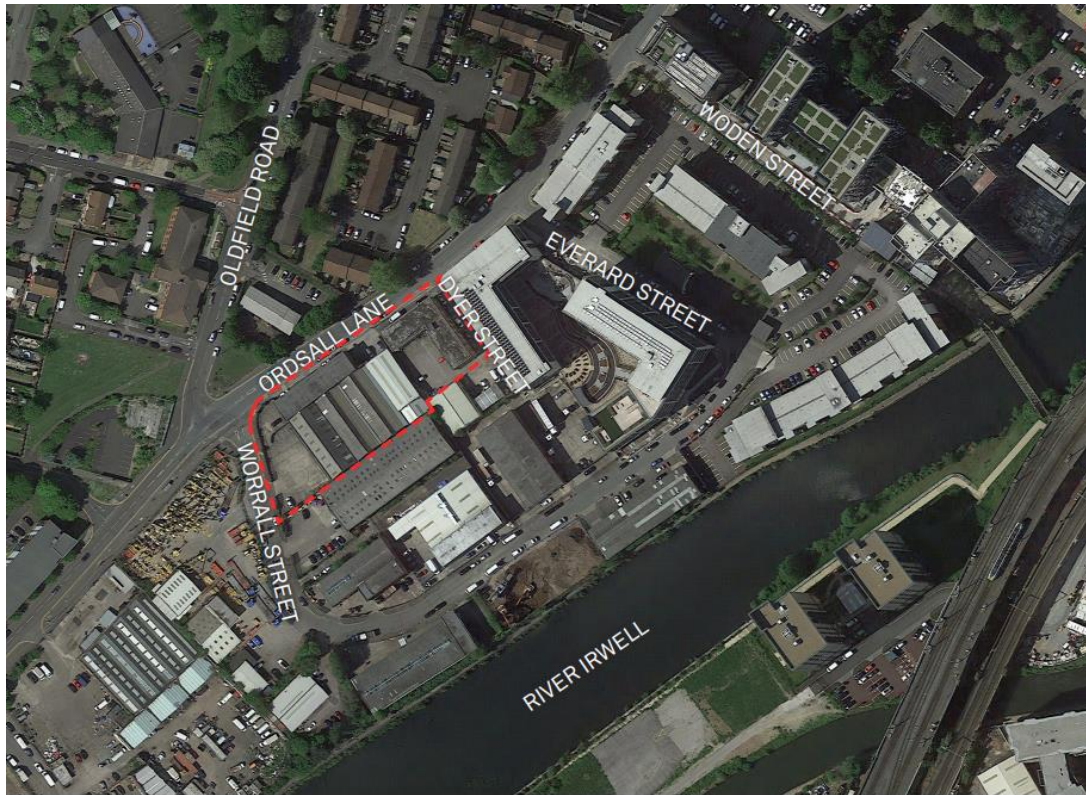


Land at corner of Ordsall Lane, Dyer Street & Worrall Street, Salford, Manchester M5

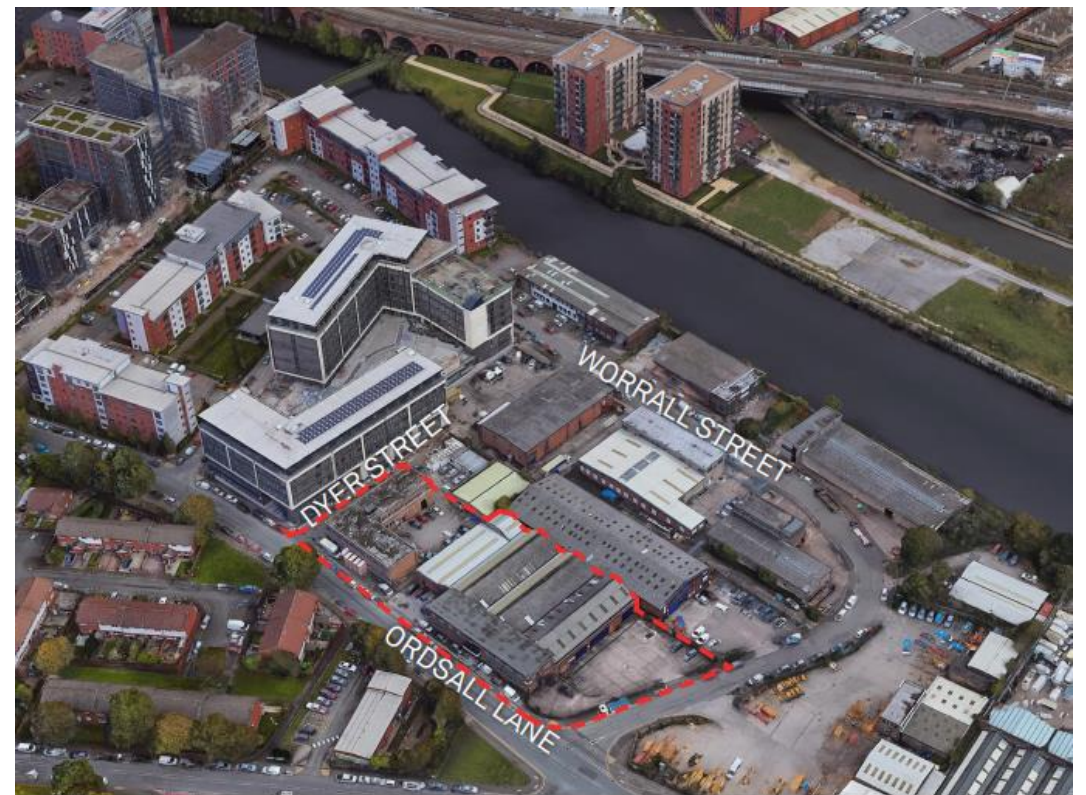
The eleven storey new build development generally comprises:

- 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

APRIL 2023

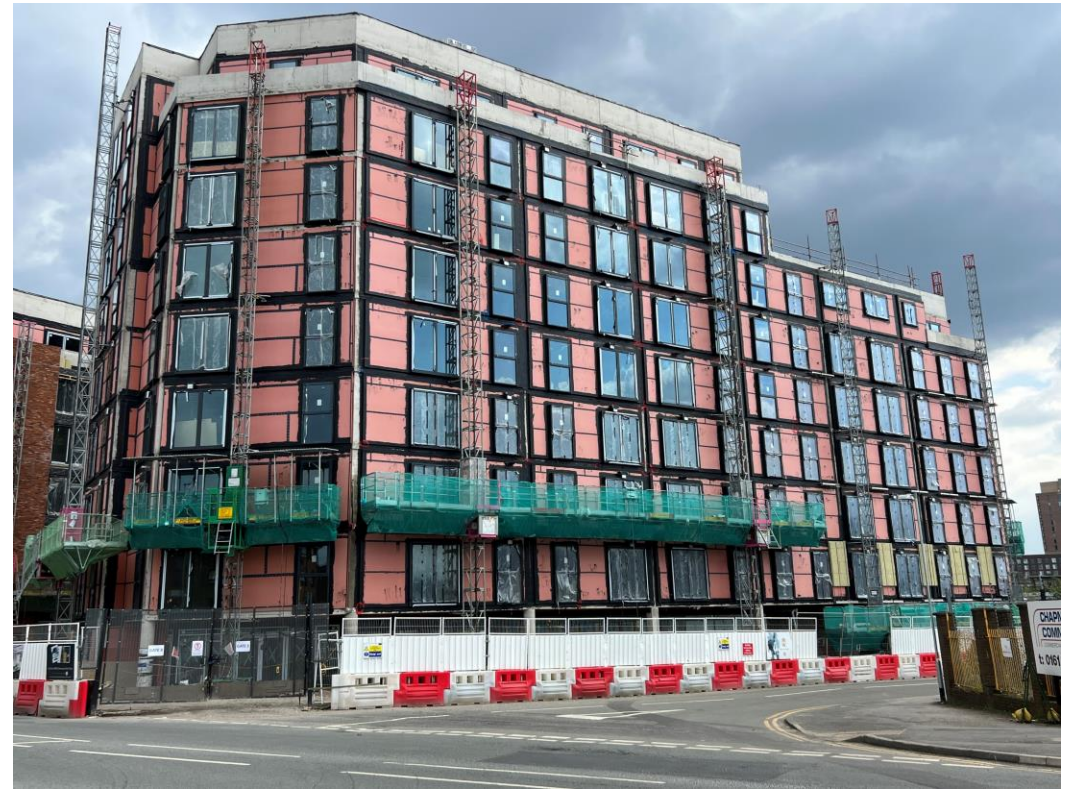
Piling foundations	100% complete
Retaining walls, concrete beam foundations	100% complete
Underground drainage	100% complete
Steel reinforcement concrete slab	100% complete
Ground floor slab construction	100% complete
Concrete frame structure	100% complete
Upper suspended concrete floor structure	100% 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	94% complete
Weatherboarding	99% complete
Brickwork to elevations	50% complete
Cladding installation	0% complete
Windows & doors	92% complete
Curtain walling installation	92% complete
Pre-cast concrete Staircase structure	100% complete

Sub-Structure & Super-Structure Progress

APRIL 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

APRIL 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

APRIL 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

APRIL 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

APRIL 2023



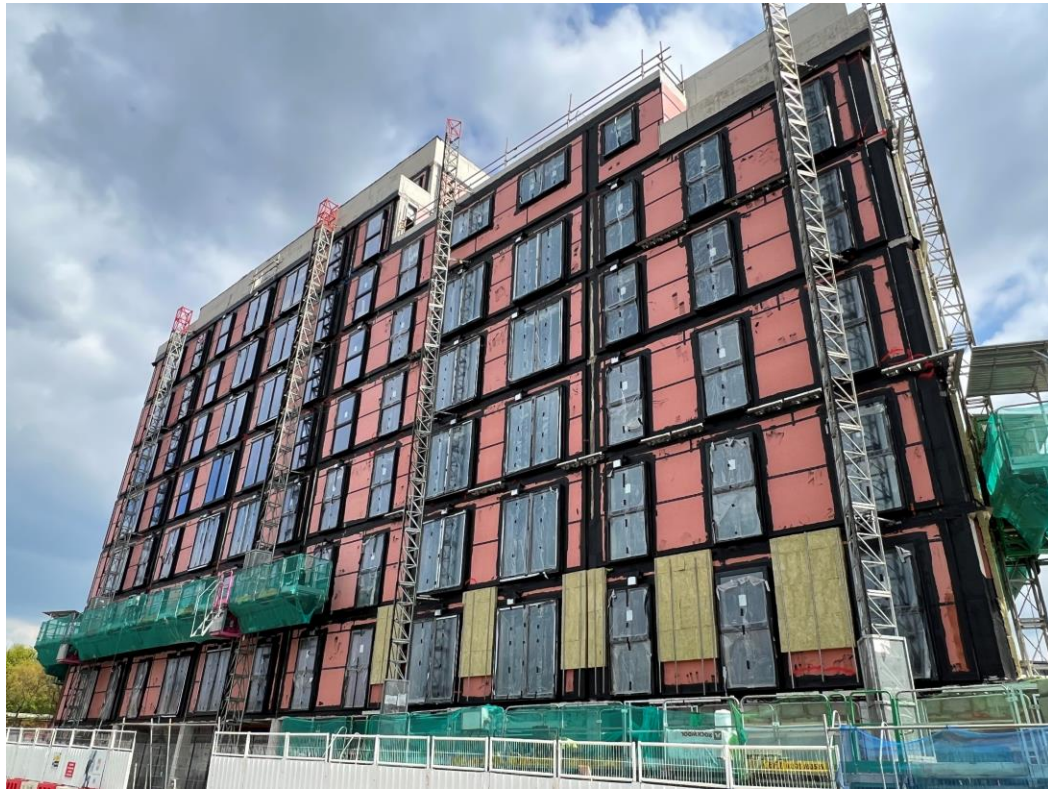
Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

APRIL 2023



Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

APRIL 2023



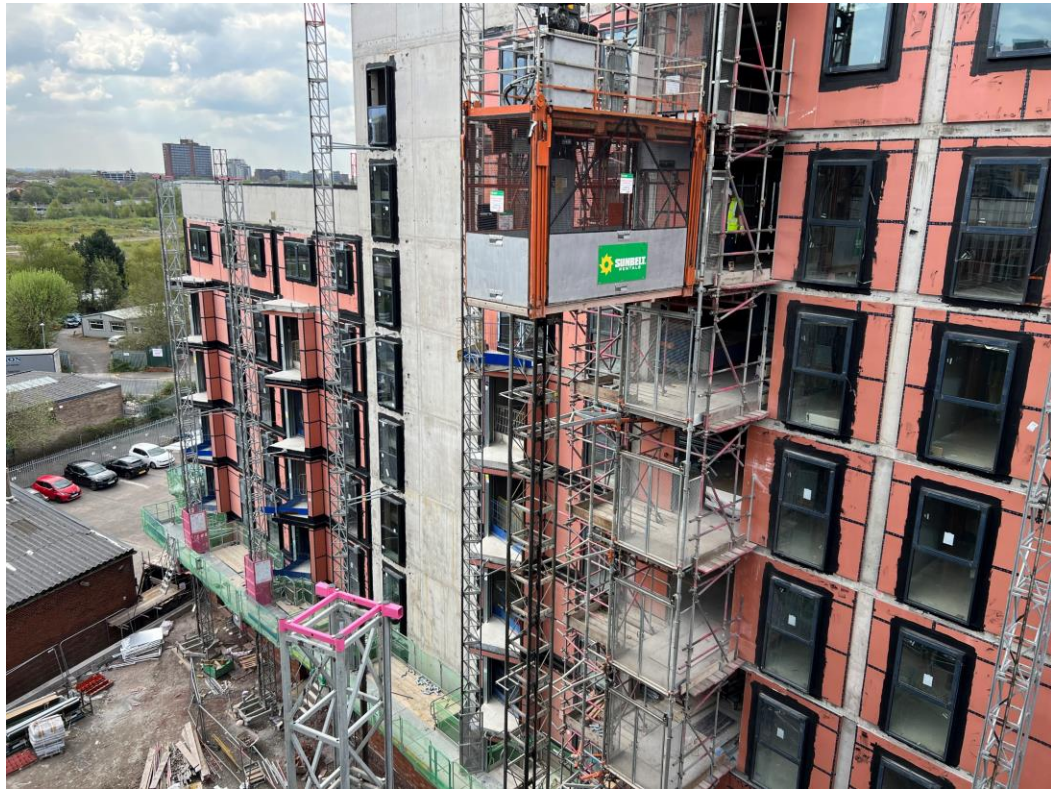
Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

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Block A weatherboarding & windows installed



Block A weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

APRIL 2023



Block A weatherboarding & windows installed



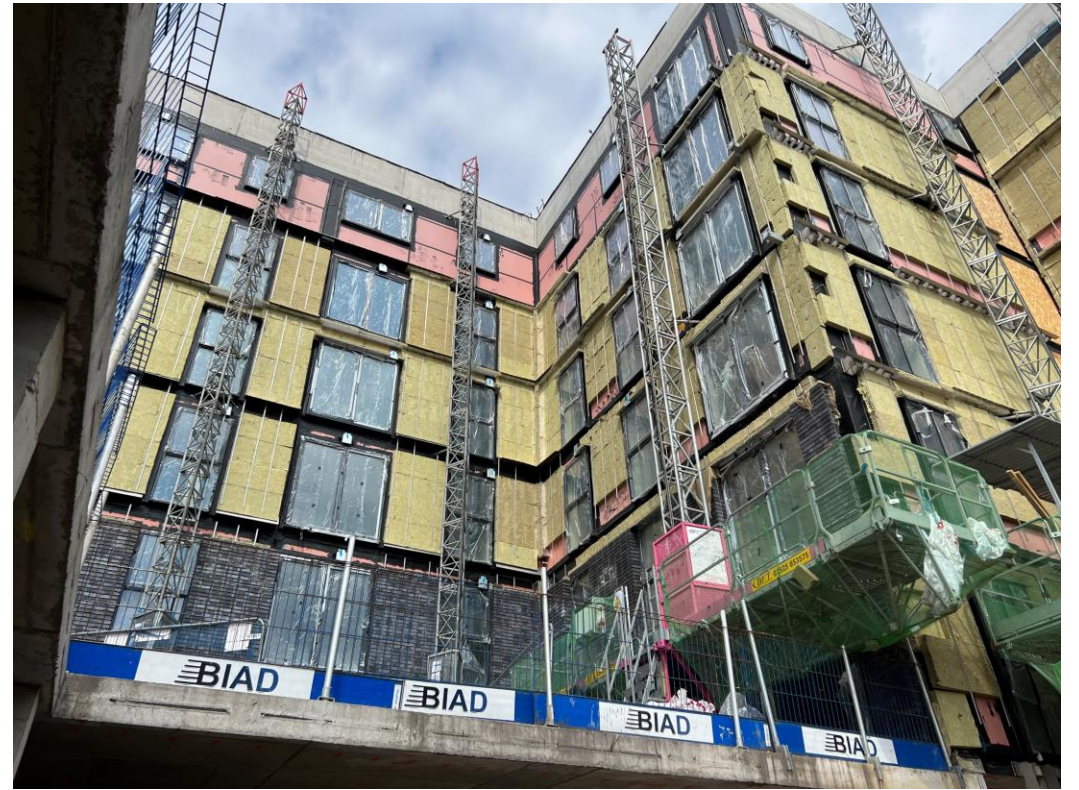
Block A hoist access

Sub-Structure & Super-Structure Progress

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Block B wall insulation & brickwork



Block B wall insulation & brickwork

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B wall insulation & brickwork



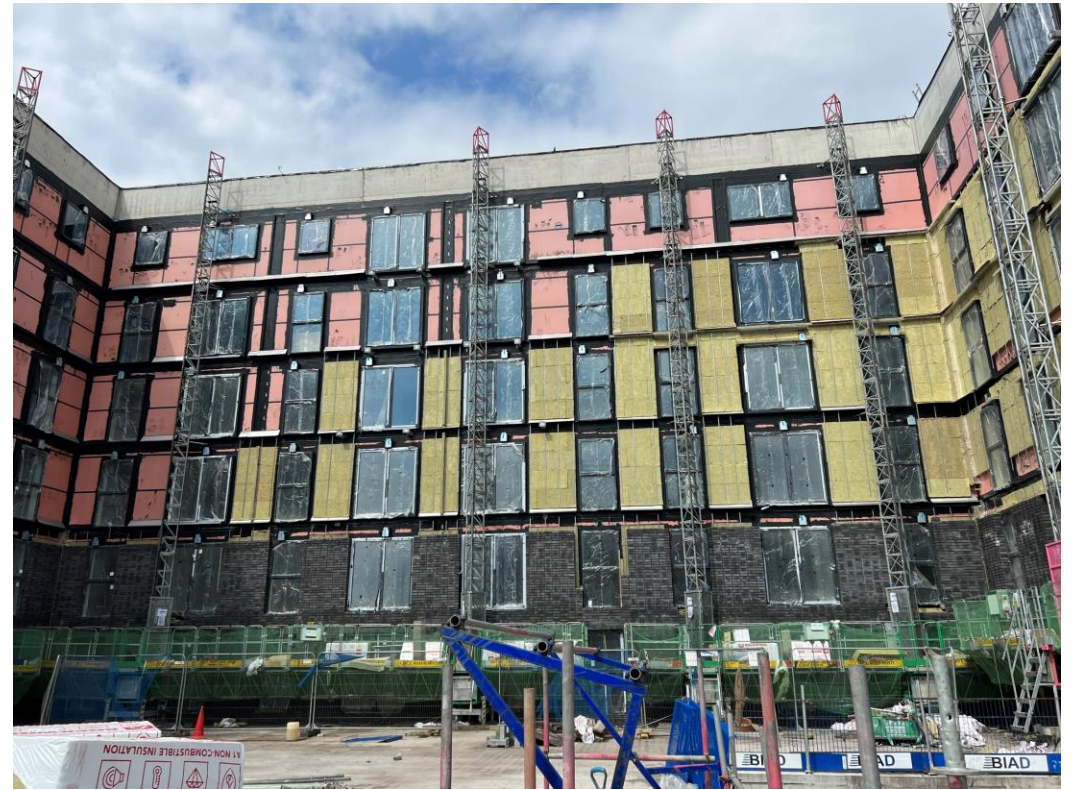
Block B wall insulation & brickwork

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B wall insulation & brickwork



Block B wall insulation & brickwork

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B wall insulation & brickwork



Block B wall insulation & brickwork

Sub-Structure & Super-Structure Progress

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Block B masonry support



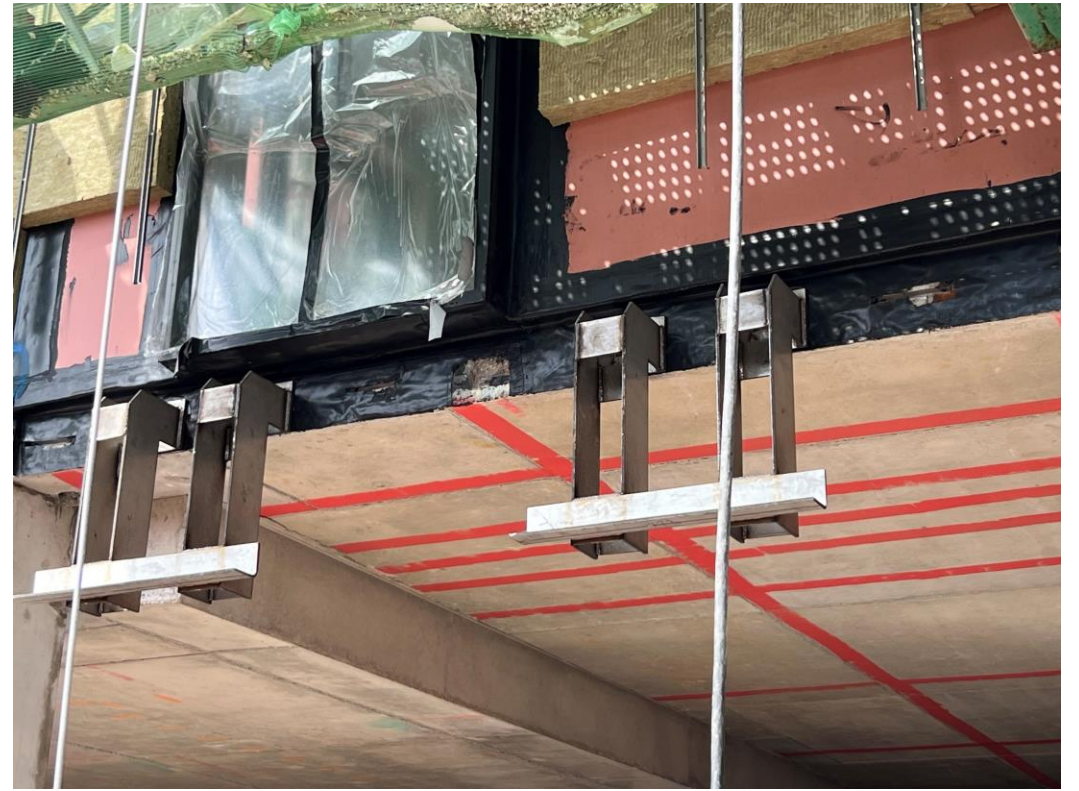
Block B masonry support

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B masonry support



Block B masonry support

Sub-Structure & Super-Structure Progress

APRIL 2023



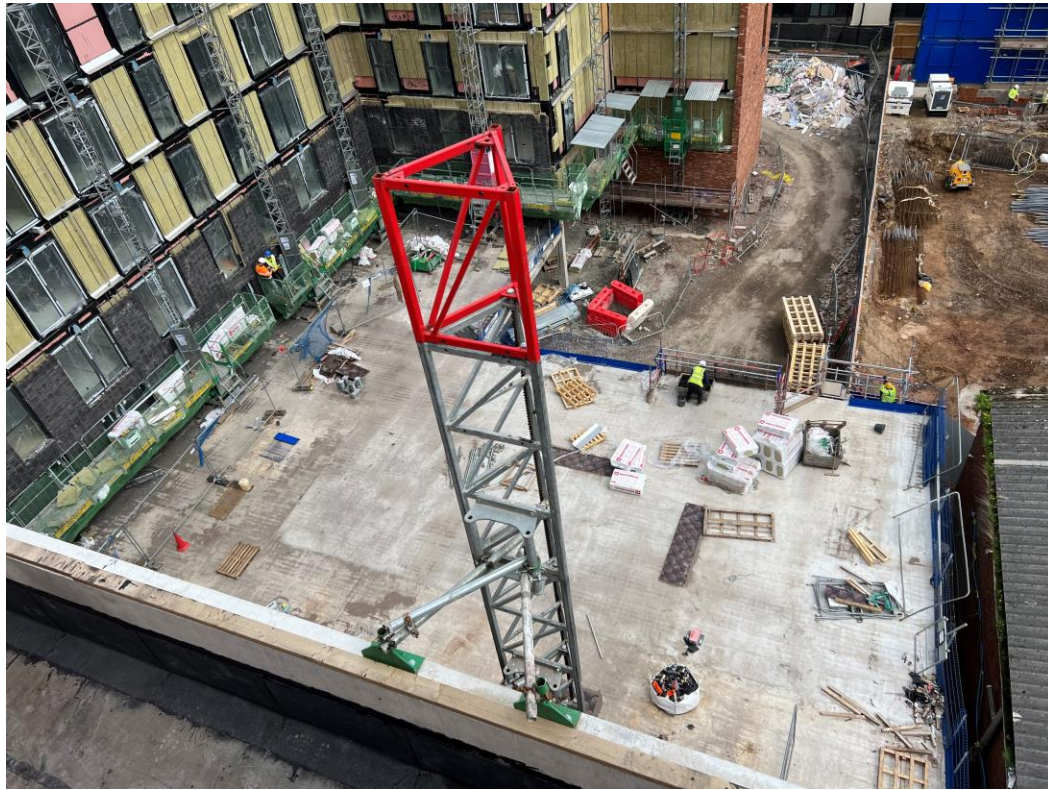
Block B masonry support



Block B masonry support

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B cavity trays



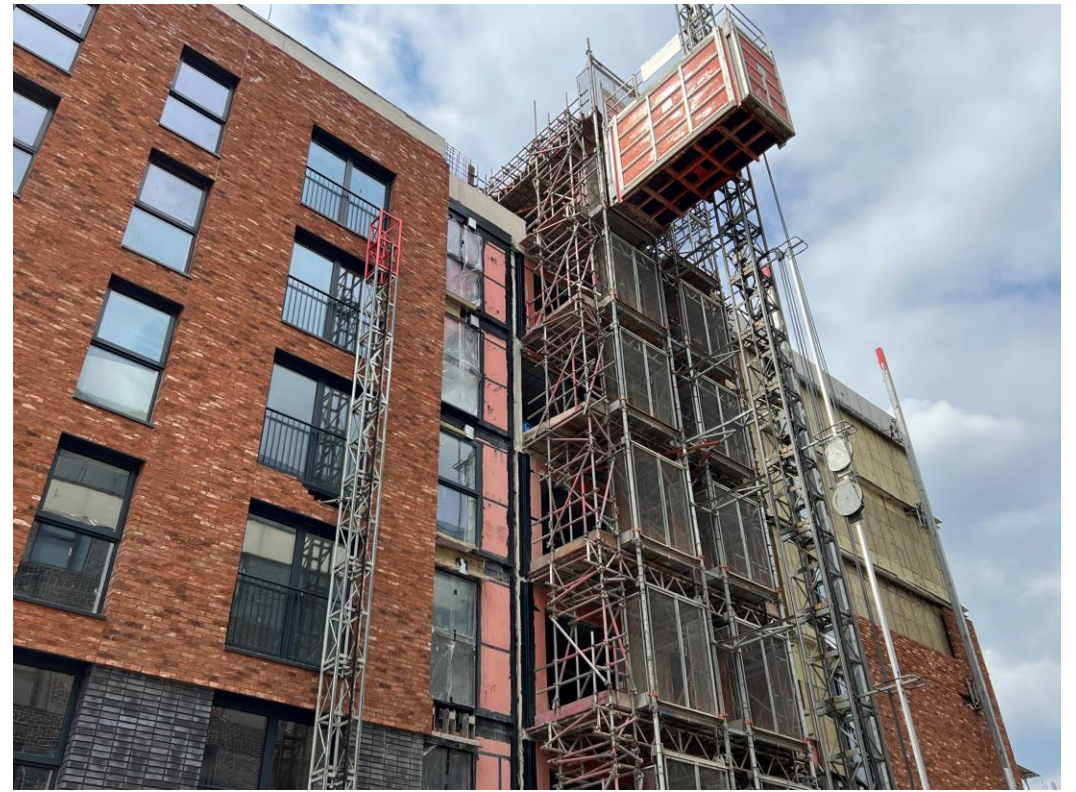
Block B cavity trays

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B Juliette balcony



Block B Juliette balcony

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B Juliette balcony



Block B Juliette balcony

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B Juliette balcony railings stored



Block B Juliette balcony railings stored

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B main roof covering preparation



Block B main roof covering preparation

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B main roof covering preparation



Block B main roof covering preparation

Sub-Structure & Super-Structure Progress

APRIL 2023



Block B main roof covering preparation



Block B main roof covering preparation

Sub-Structure & Super-Structure Progress

APRIL 2023



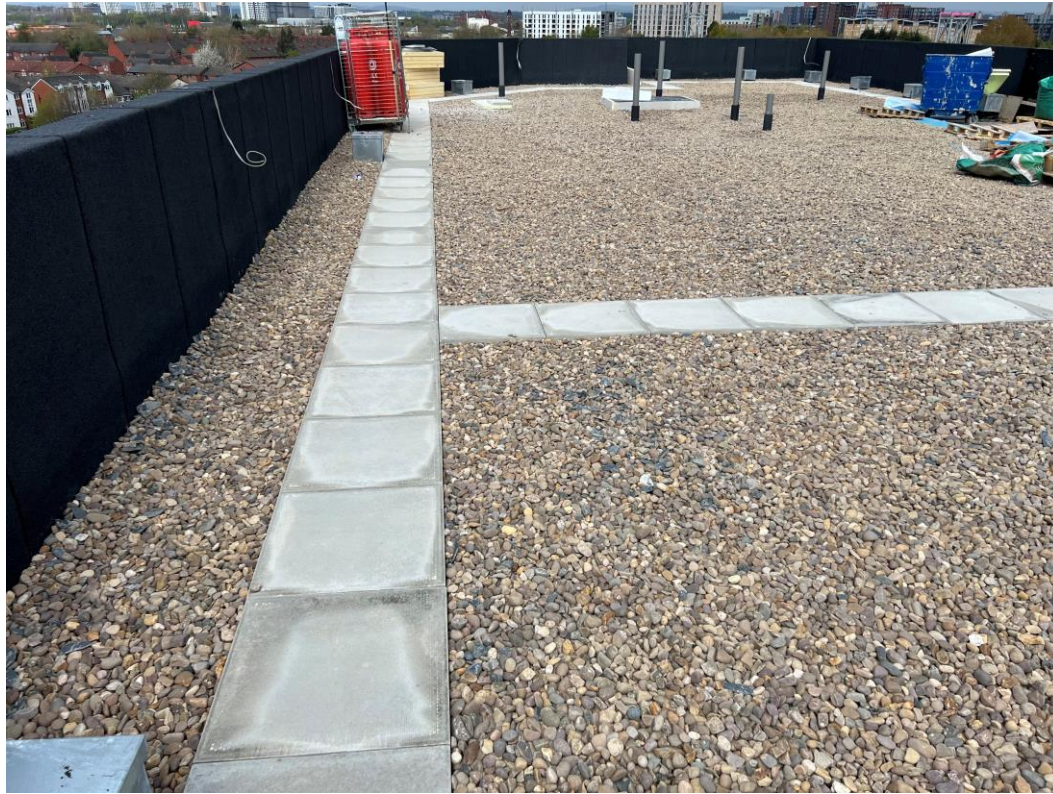
Block B main roof covering preparation



Block B main roof covering preparation

Sub-Structure & Super-Structure Progress

APRIL 2023



Block A inverted main roof system complete



Block B inverted main roof covering preparation

Sub-Structure & Super-Structure Progress

APRIL 2023



Block A inverted main roof system complete



Block B inverted main roof covering preparation

Sub-Structure & Super-Structure Progress

APRIL 2023



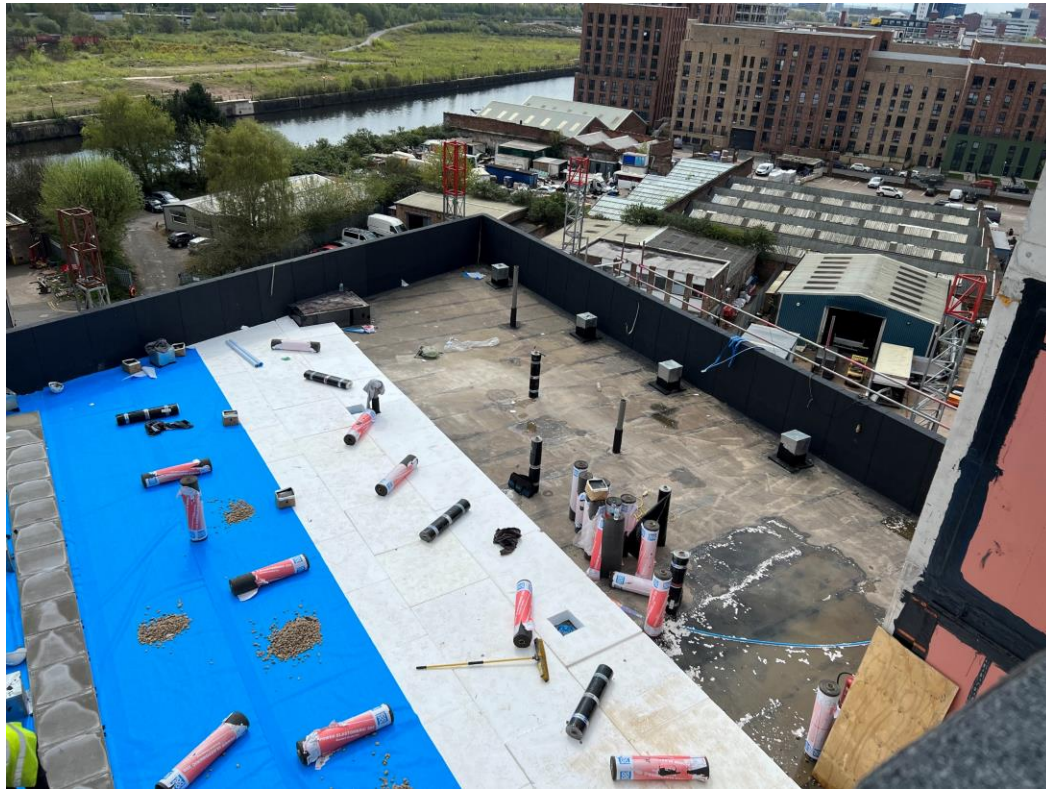
Block A inverted main roof rainwater outlet



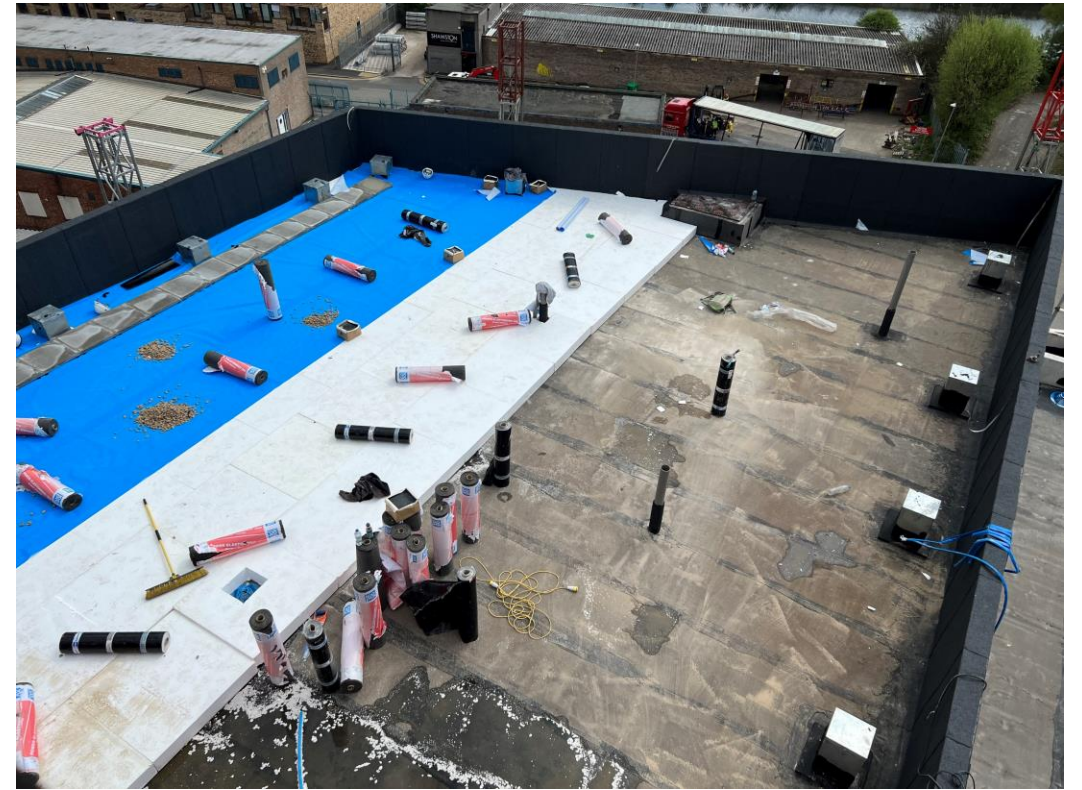
Block A inverted main roof rainwater outlet

Sub-Structure & Super-Structure Progress

APRIL 2023



Block A inverted terrace roof preparation



Block A inverted terrace roof preparation

Sub-Structure & Super-Structure Progress

APRIL 2023



Block A roof insulation stored



Block A roof insulation stored

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

APRIL 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	95% complete
Above ground drainage	98% complete
Partition walls installation	78% complete
Apartment ceiling installation	56% complete
Plaster finishes walls and ceilings	12% complete
1st fix electrical	68% complete
1st fix plumbing and heating	74% 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

APRIL 2023



Level 8 – Corridor partitions formed



Level 8 – mechanical 1st fix

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 8 – Corridor partitions formed



Level 8 – wall insulation

Sub-Structure & Super-Structure Progress

APRIL 2023



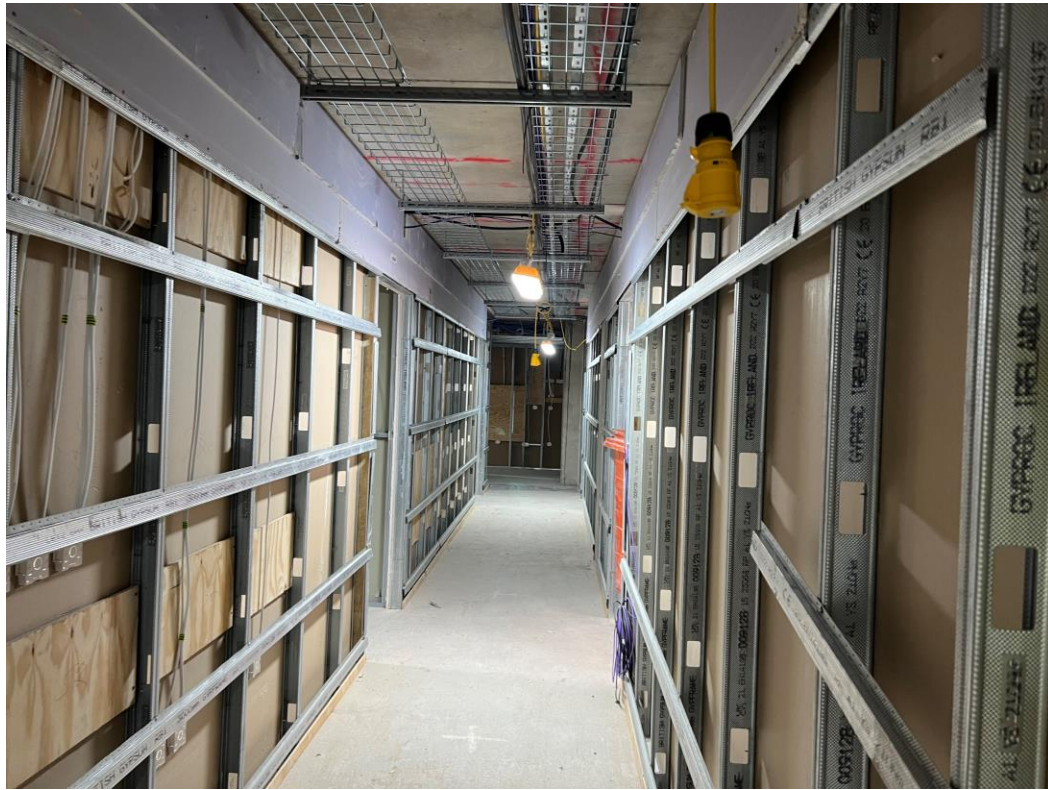
Level 7 – Apartment wall framework



Level 7 – Apartment wall framework

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 6 – corridor and apartment walls formed



Level 6 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 6 – corridor and apartment walls formed



Level 6 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 6 – 1st fix electrical



Level 6 – 1st fix electrical

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 5 – ceiling installation



Level 5 – ceiling installation

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 5 – ceiling installation



Level 5 – 1st fix electrical

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 5 – 1st fix plumbing



Level 5 – 1st fix plumbing

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 4 – 1st fix electrical



Level 4 – 1st fix electrical

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 4 – walls insulated ready for boarding



Level 4 – walls insulated ready for boarding

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 3 – walls insulated and boarded



Level 3 – walls insulated and boarded

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 3 – walls insulated and boarded



Level 3 – walls insulated and boarded

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 3 – walls insulated and boarded



Level 3 – walls insulated and boarded

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 2 – ceilings boarded



Level 2 – ceilings boarded

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 2 – ceilings boarded



Level 2 – ceilings boarded

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 1 – walls and ceilings plastered



Level 1 – walls and ceilings plastered

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 1 – walls and ceilings plastered



Level 1 – walls and ceilings plastered

Sub-Structure & Super-Structure Progress

APRIL 2023



Level 1 – walls and ceilings plastered



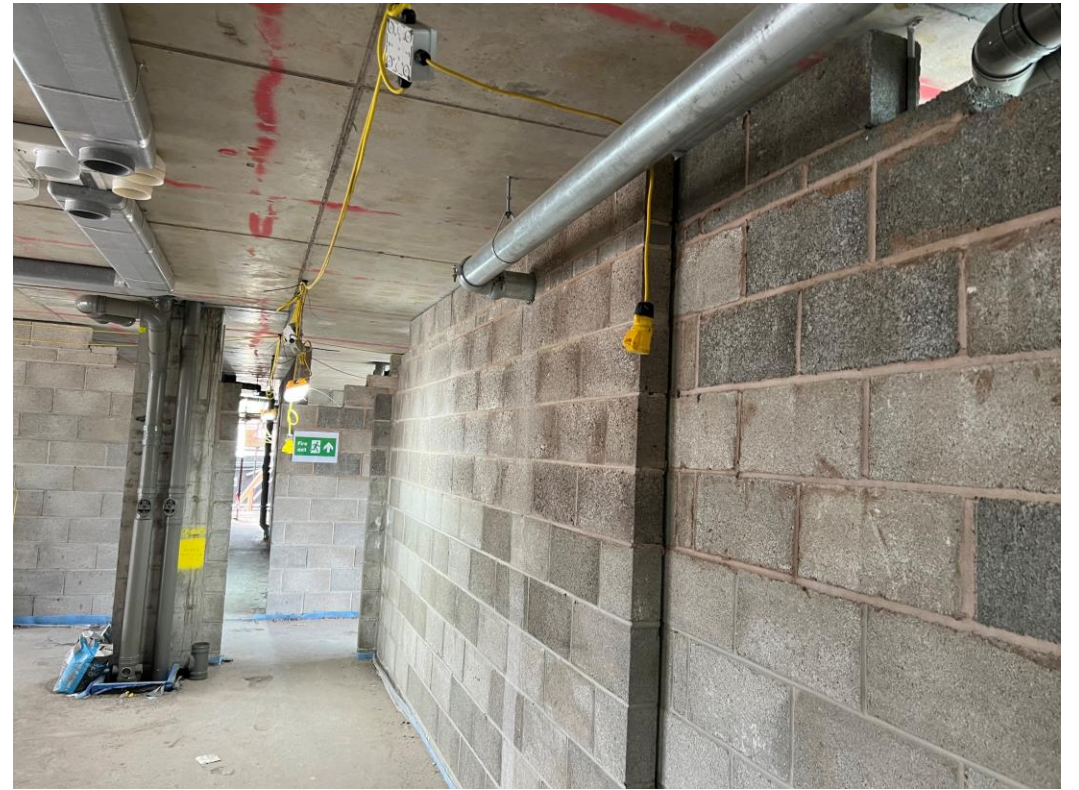
Level 1 – walls and ceilings plastered

Sub-Structure & Super-Structure Progress

APRIL 2023



Ground floor 1st fix mechanical



Ground floor 1st fix mechanical

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

APRIL 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	90% complete
Above ground drainage	100% complete
Partition walls installation	90% complete
Apartment ceiling installation	72% complete
Plaster finishes walls and ceilings	76% complete
1st fix electrical	79% complete
1st fix plumbing and heating	80% complete
Kitchen units and appliances	5% complete
Doorframes	44% complete
Skirting and architrave	38% complete
Bathroom sanitary fittings	30% complete
Wall and floor tiling	41% complete
Carpet and floor finishes	42% complete
Doors and ironmongery	0% complete
Decorations	5% complete
2 nd fix electrical	18% complete
2 nd fix plumbing and heating	18% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

APRIL 2023



External walls upper floor levels to receive insulation & boarding



External walls upper floor levels to receive insulation & boarding

Sub-Structure & Super-Structure Progress

APRIL 2023



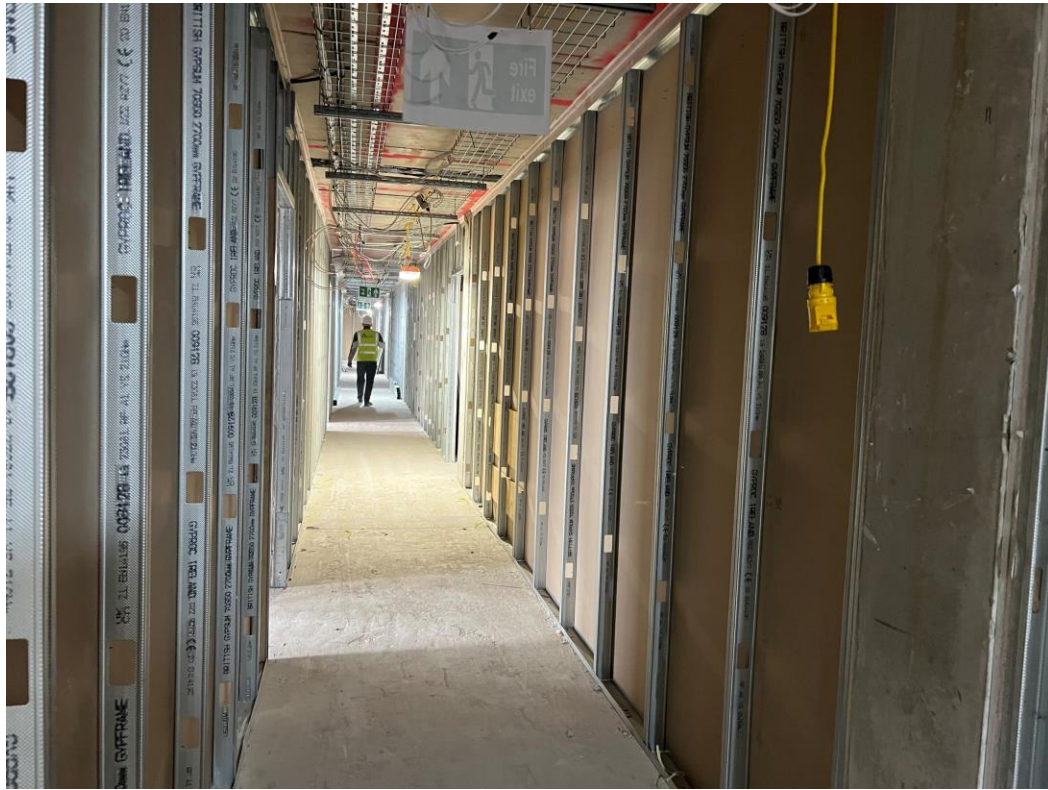
External walls upper floor levels to receive insulation & boarding



External walls upper floor levels to receive insulation & boarding

Sub-Structure & Super-Structure Progress

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Upper floor level corridors formed



Upper floor level corridors formed

Sub-Structure & Super-Structure Progress

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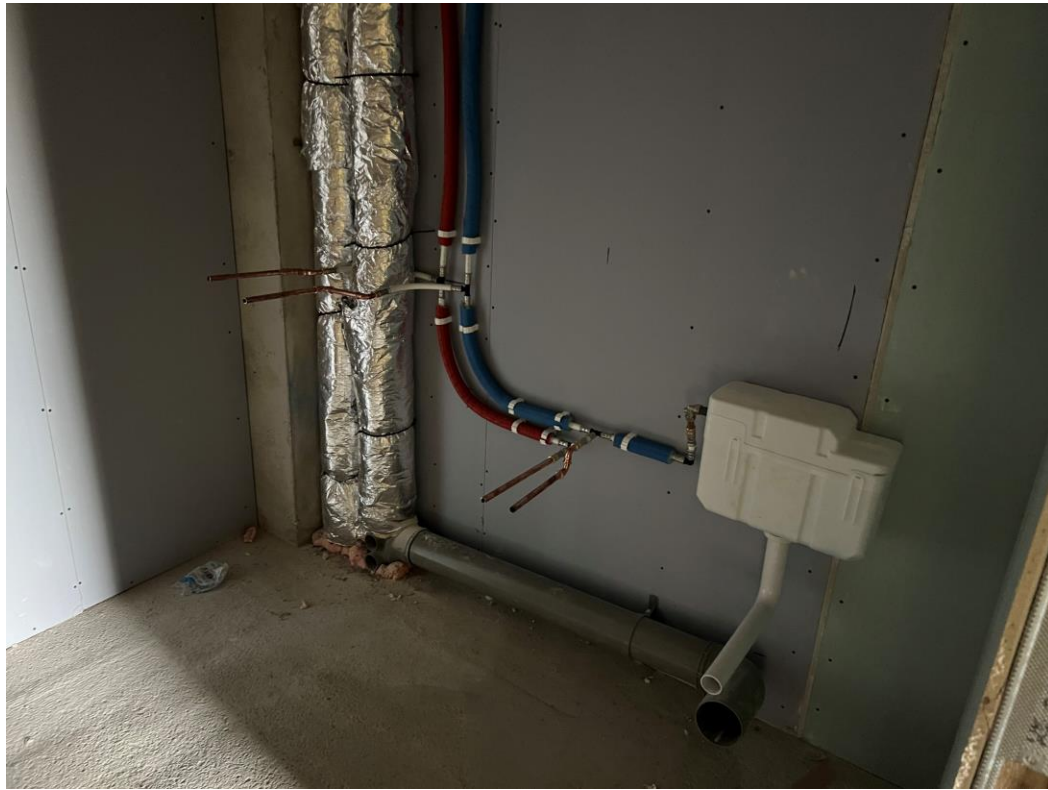
Partition walls forming apartments



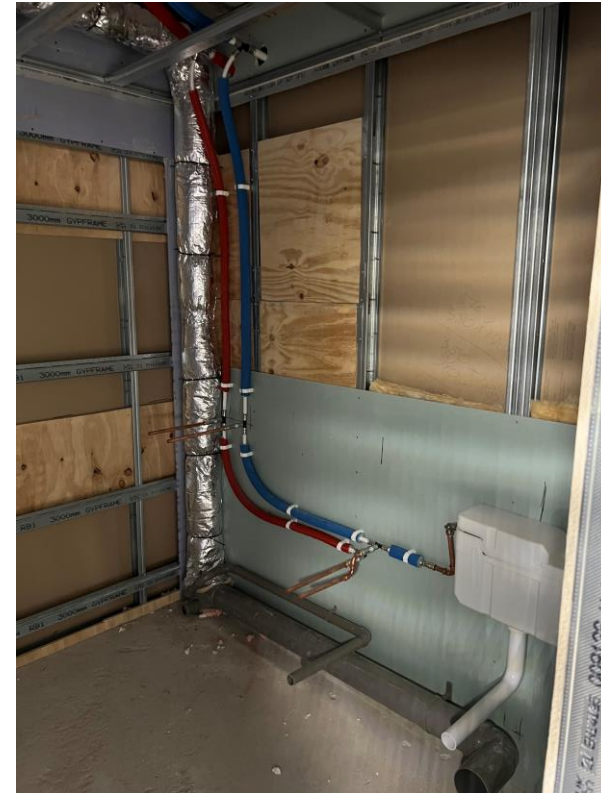
Partition walls forming apartments

Sub-Structure & Super-Structure Progress

APRIL 2023



Upper floors 1st fix sanitary



Upper floors 1st fix sanitary

Sub-Structure & Super-Structure Progress

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Upper floors IPS formed



Upper floors IPS formed

Sub-Structure & Super-Structure Progress

APRIL 2023



Upper floors IPS formed



Upper floors IPS formed

Sub-Structure & Super-Structure Progress

APRIL 2023



Upper floor apartments plastered



Upper floor apartments plastered

Sub-Structure & Super-Structure Progress

APRIL 2023



Doorframes, skirting and architrave



Doorframes, skirting and architrave

Sub-Structure & Super-Structure Progress

APRIL 2023



Apartment mist coat decoration



Apartment mist coat decoration

Sub-Structure & Super-Structure Progress

APRIL 2023



Apartment mist coat decoration



Apartment mist coat decoration

Sub-Structure & Super-Structure Progress

APRIL 2023



Apartment mist coat decoration



Apartment mist coat decoration

Sub-Structure & Super-Structure Progress

APRIL 2023



Wall and floor tiling ongoing



Wall and floor tiling ongoing

Sub-Structure & Super-Structure Progress

APRIL 2023



Wall and floor tiling ongoing



Wall and floor tiling ongoing

Sub-Structure & Super-Structure Progress

APRIL 2023



Wall and floor tiling ongoing



Wall and floor tiling ongoing

Sub-Structure & Super-Structure Progress

APRIL 2023



Sanitary fittings installed



Sanitary fittings installed

Sub-Structure & Super-Structure Progress

APRIL 2023



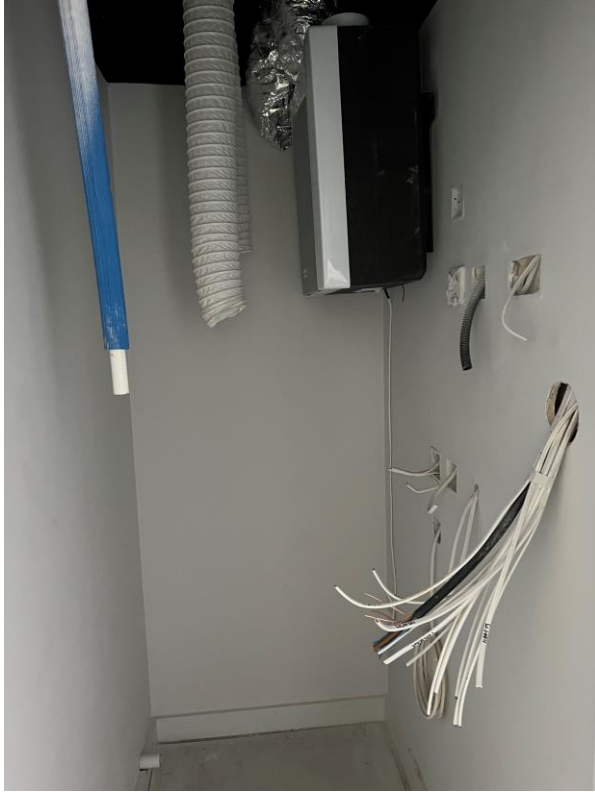
Sanitary fittings installed



Sanitary fittings installed

Sub-Structure & Super-Structure Progress

APRIL 2023



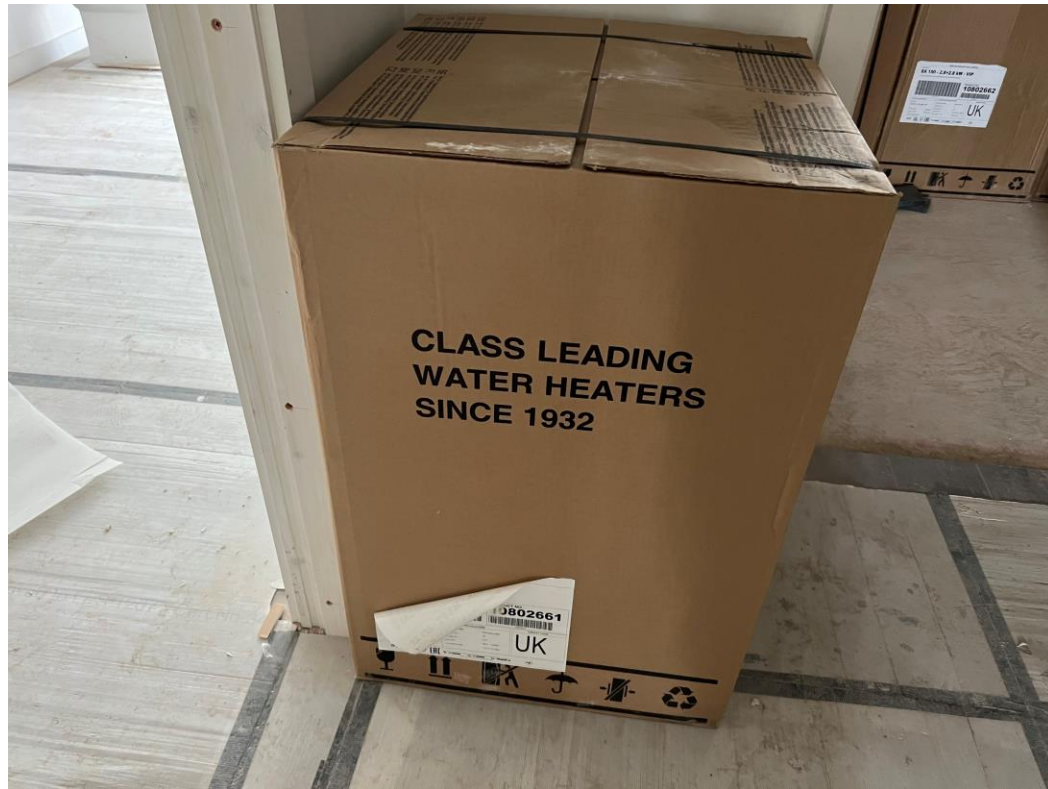
2nd Fix mechanical



2nd Fix mechanical

Sub-Structure & Super-Structure Progress

APRIL 2023



2nd Fix mechanical



2nd Fix mechanical

Sub-Structure & Super-Structure Progress

APRIL 2023



2nd Fix mechanical



2nd Fix mechanical

Sub-Structure & Super-Structure Progress

APRIL 2023



Kitchen units commenced



Kitchen units commenced

Sub-Structure & Super-Structure Progress

APRIL 2023



Ground floor Apartments formed



Ground floor Apartments formed

Sub-Structure & Super-Structure Progress

APRIL 2023



Ground floor Apartments formed



Ground floor Apartments 1st fix mechanical

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

PLEASE CONTACT

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