

legacie



Merchant's Wharf Investors Report

IR23 May 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

MAY 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	97% complete
Weatherboarding	99% complete
Brickwork to elevations	55% 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

MAY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

MAY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

MAY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

MAY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

MAY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

MAY 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

MAY 2023



Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

MAY 2023



Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

MAY 2023



Block A weatherboarding & windows installed



Block A weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

MAY 2023



Block A weatherboarding & windows installed



Block A weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

MAY 2023



Block A weatherboarding & windows installed



Block A weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

MAY 2023



Block A weatherboarding & windows installed



Block A weatherboarding & windows installed

Sub-Structure & Super-Structure Progress

MAY 2023



Block B Curtain walling and brickwork



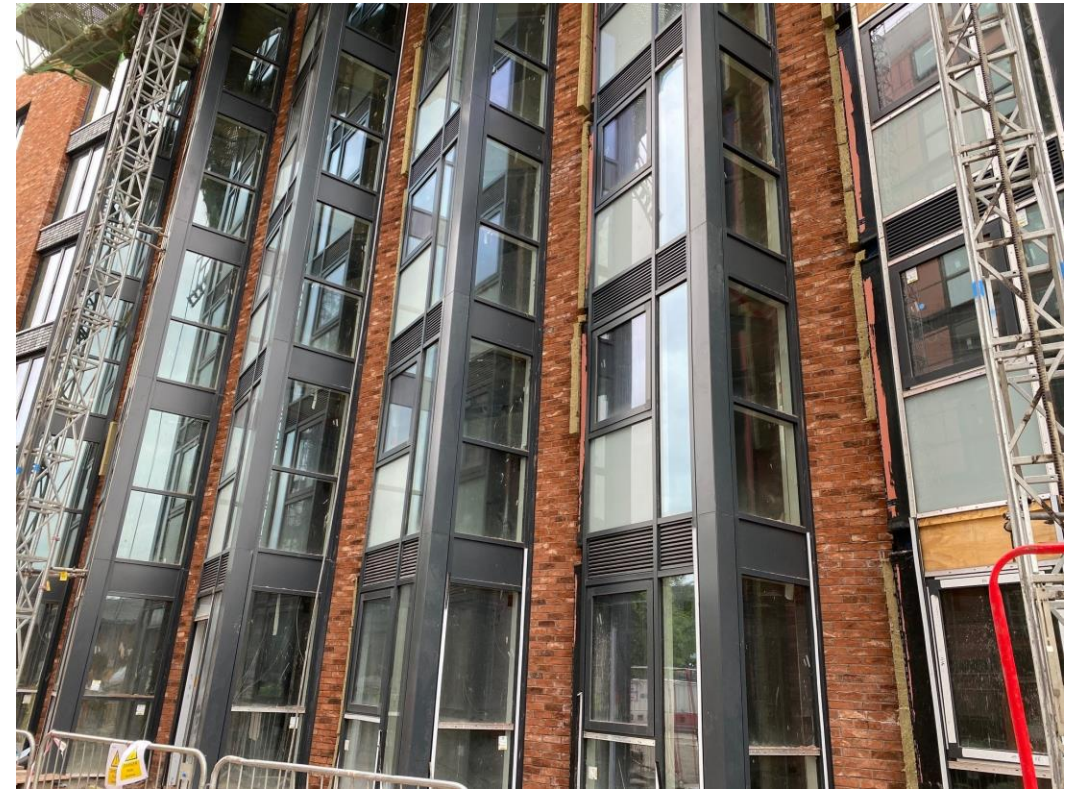
Block B Curtain walling and brickwork

Sub-Structure & Super-Structure Progress

MAY 2023



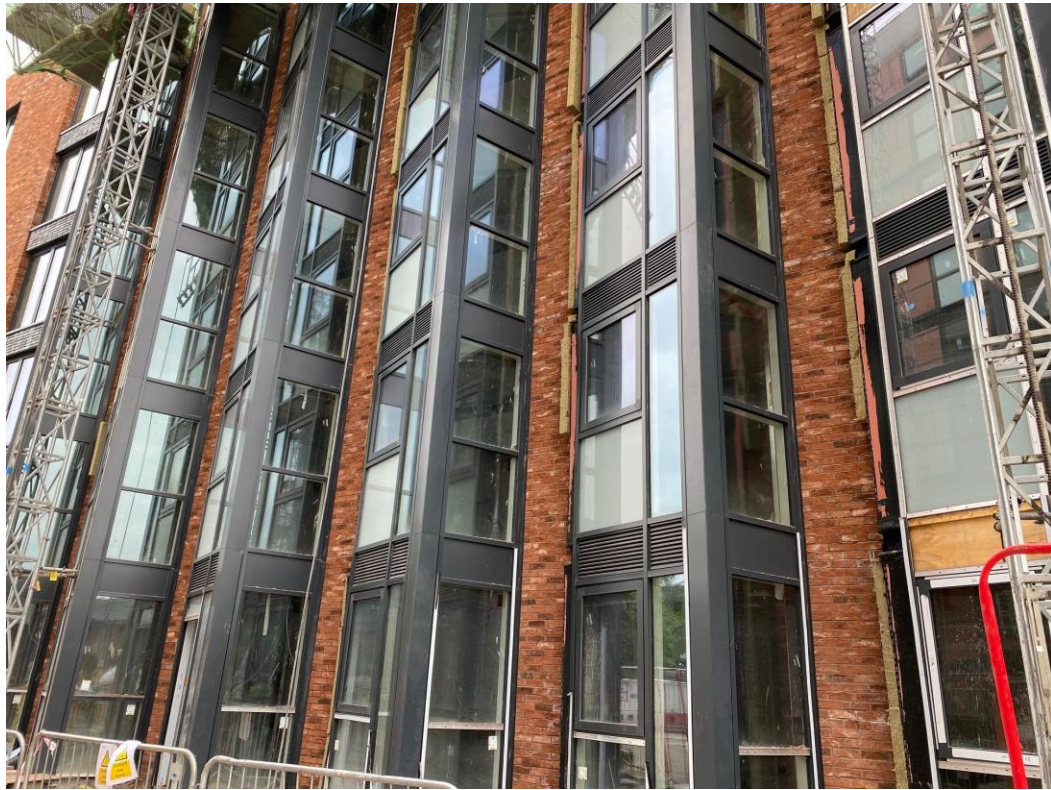
Block B Curtain walling and brickwork



Block B Curtain walling and brickwork

Sub-Structure & Super-Structure Progress

MAY 2023



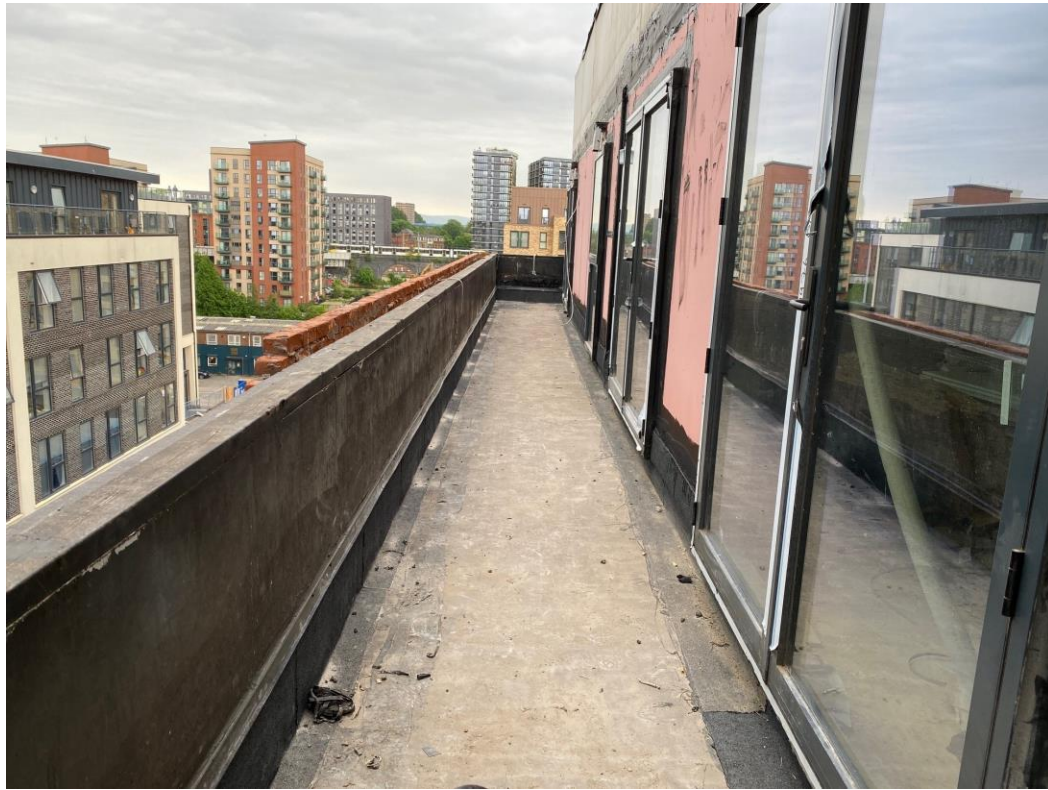
Block B Curtain walling and brickwork



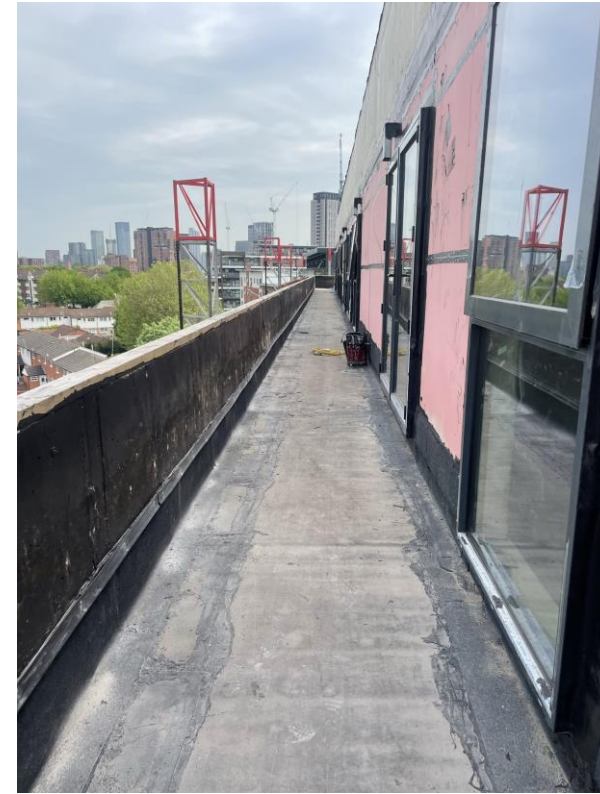
Block B Curtain walling and brickwork

Sub-Structure & Super-Structure Progress

MAY 2023



Block B balcony



Block B balcony

Sub-Structure & Super-Structure Progress

MAY 2023



Block B balcony



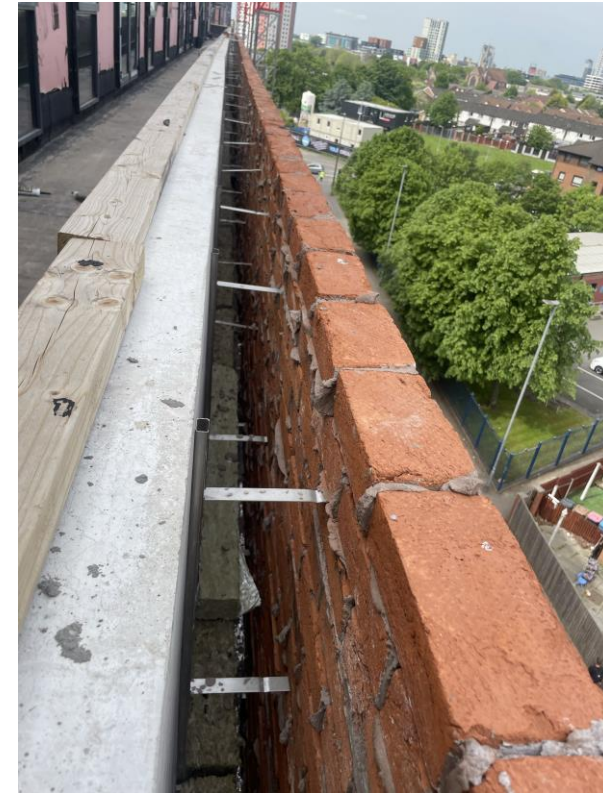
Block B parapet brickwork

Sub-Structure & Super-Structure Progress

MAY 2023



Block B parapet brickwork



Block B parapet brickwork

Sub-Structure & Super-Structure Progress

MAY 2023



Block B main roof covering preparation



Block B main roof covering preparation

Sub-Structure & Super-Structure Progress

MAY 2023



Block B main roof covering preparation



Block B main roof covering preparation

Sub-Structure & Super-Structure Progress

MAY 2023



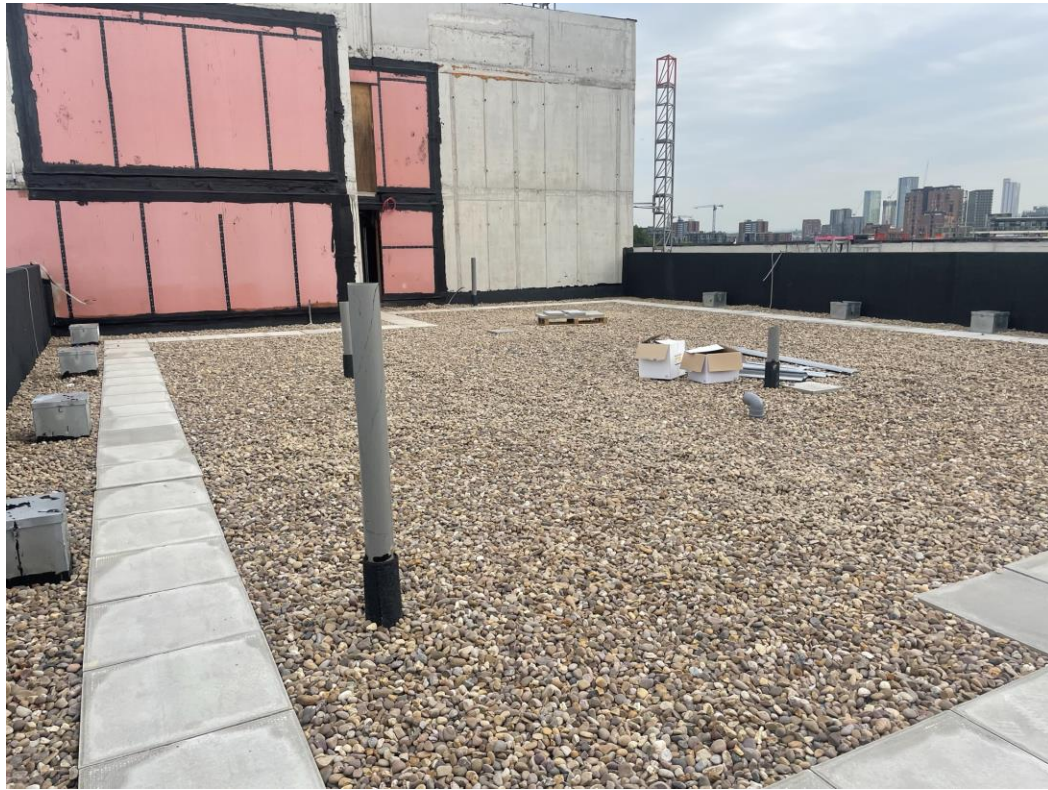
Block B main roof covering preparation



Block B main roof covering preparation

Sub-Structure & Super-Structure Progress

MAY 2023



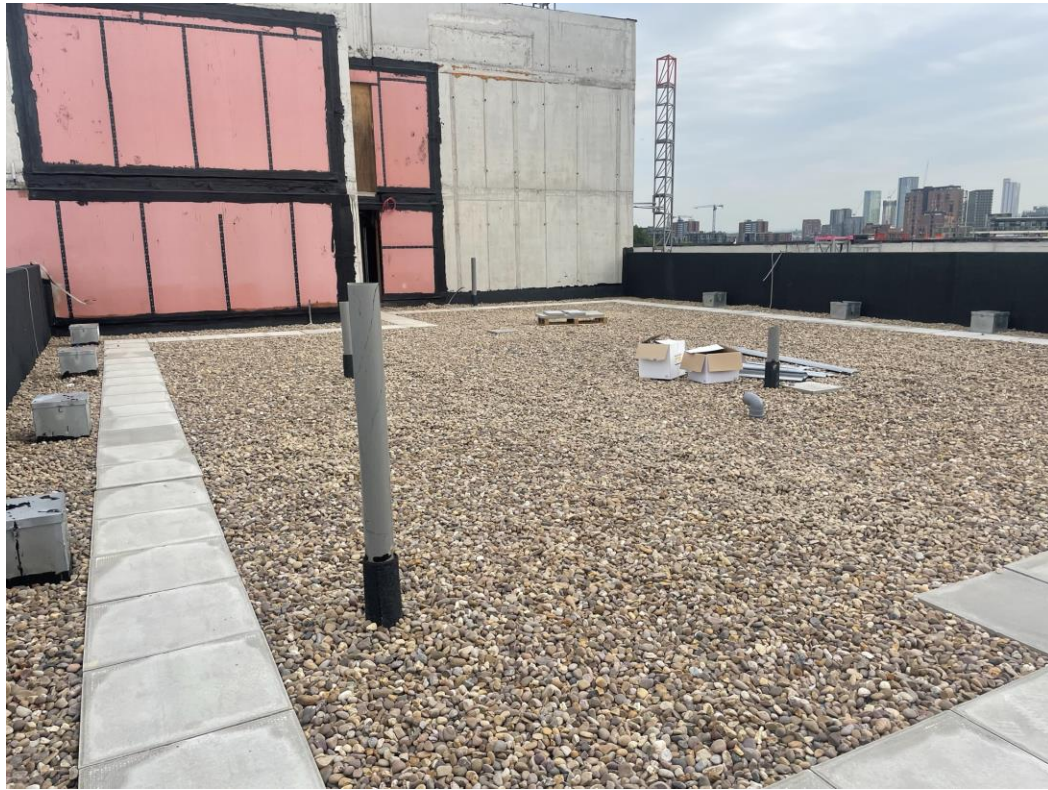
Block A inverted terrace roof system complete



Block A inverted terrace roof system complete

Sub-Structure & Super-Structure Progress

MAY 2023



Block A inverted terrace roof system complete



Block A inverted terrace roof system complete

Sub-Structure & Super-Structure Progress

MAY 2023



Block A PV panels installed



Block A PV panels installed

Sub-Structure & Super-Structure Progress

MAY 2023



Boundary wall construction



Boundary wall construction

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

MAY 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	95% complete
Above ground drainage	98% complete
Partition walls installation	82% complete
Apartment ceiling installation	70% complete
Plaster finishes walls and ceilings	48% complete
1st fix electrical	79% complete
1st fix plumbing and heating	77% complete
Kitchen units and appliances	10% complete
Doorframes	0% complete
Skirting and architrave	0% complete
Bathroom sanitary fittings	8% complete
Wall and floor tiling	8% complete
Carpet and floor finishes	0% complete
Doors and ironmongery	0% complete
Decorations	18% complete
2 nd fix electrical	9% complete
2 nd fix plumbing and heating	9% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

MAY 2023



Level 8 – corridor and apartment walls formed



Level 8 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 8 – corridor and apartment walls formed



Level 8 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 7 – corridor and apartment walls formed



Level 7 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



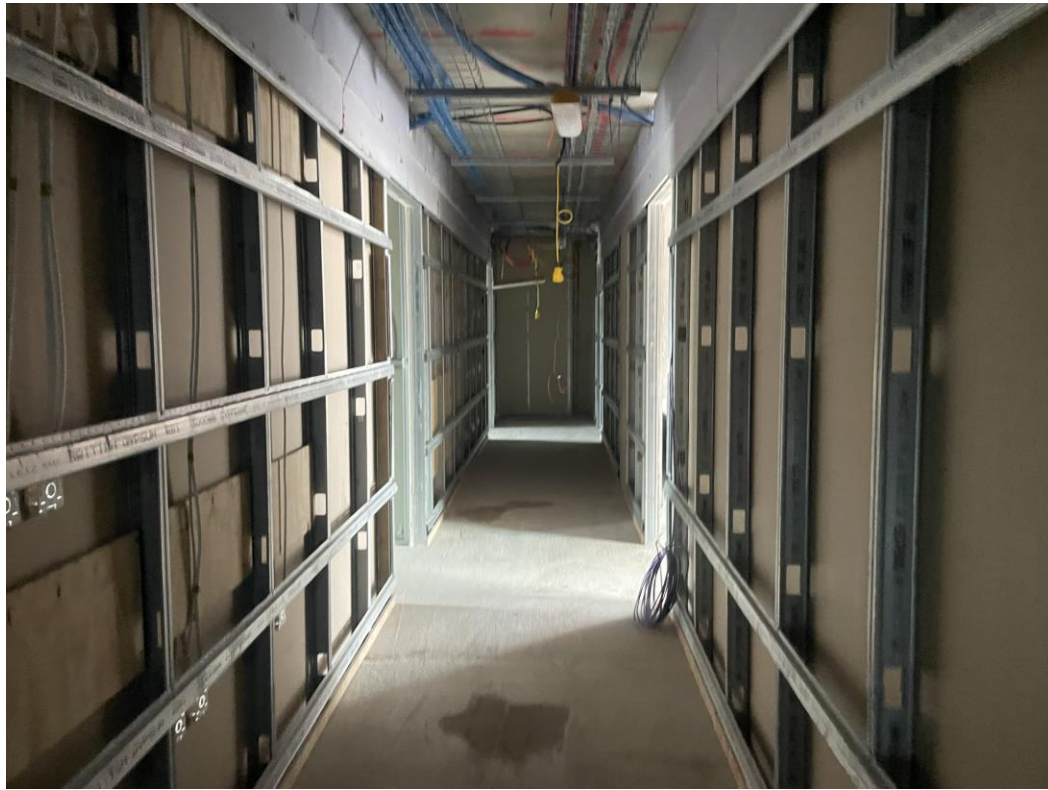
Level 7 – corridor and apartment walls formed



Level 7 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 6 – corridor and apartment walls formed



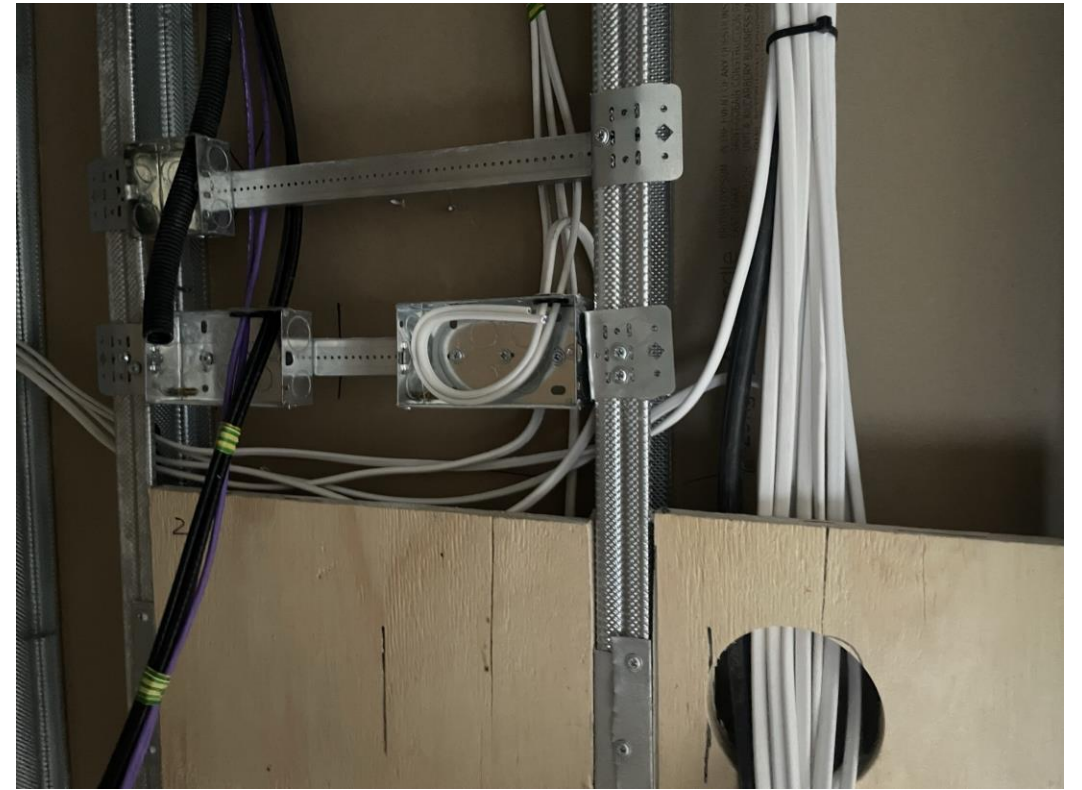
Level 6 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 6 – suspended ceiling installation



Level 6 – first 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

MAY 2023



Level 5 – walls boarded



Level 5 – walls and ceilings plastered

Sub-Structure & Super-Structure Progress

MAY 2023



Level 5 – walls and ceilings plastered



Level 5 – walls and ceilings plastered

Sub-Structure & Super-Structure Progress

MAY 2023



Level 4 – walls and ceilings plastered



Level 4 – walls and ceilings plastered

Sub-Structure & Super-Structure Progress

MAY 2023



Level 4 – walls and ceilings plastered



Level 4 – walls and ceilings plastered

Sub-Structure & Super-Structure Progress

MAY 2023



Level 4 – floor screeded



Level 4 – floor screeded

Sub-Structure & Super-Structure Progress

MAY 2023



Level 3 – Apartments ready for decoration



Level 3 – Apartments ready for decoration

Sub-Structure & Super-Structure Progress

MAY 2023



Level 3 – Apartments ready for decoration



Level 3 – Apartments ready for decoration

Sub-Structure & Super-Structure Progress

MAY 2023



Level 3 – Apartments ready for decoration



Level 3 – Apartments ready for decoration

Sub-Structure & Super-Structure Progress

MAY 2023



Level 2 – Apartment decoration walls and ceiling



Level 2 – Apartment decoration walls and ceiling

Sub-Structure & Super-Structure Progress

MAY 2023



Level 2 – Apartment decoration walls and ceiling



Level 2 – Apartment decoration walls and ceiling

Sub-Structure & Super-Structure Progress

MAY 2023



Level 2 – Apartment decoration walls and ceiling



Level 2 – Apartment decoration walls and ceiling

Sub-Structure & Super-Structure Progress

MAY 2023



Level 1 – Apartment wall & floor tiling



Level 1 – Apartment wall & floor tiling

Sub-Structure & Super-Structure Progress

MAY 2023



Apartment doorframes stored



Apartment doorframes stored

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

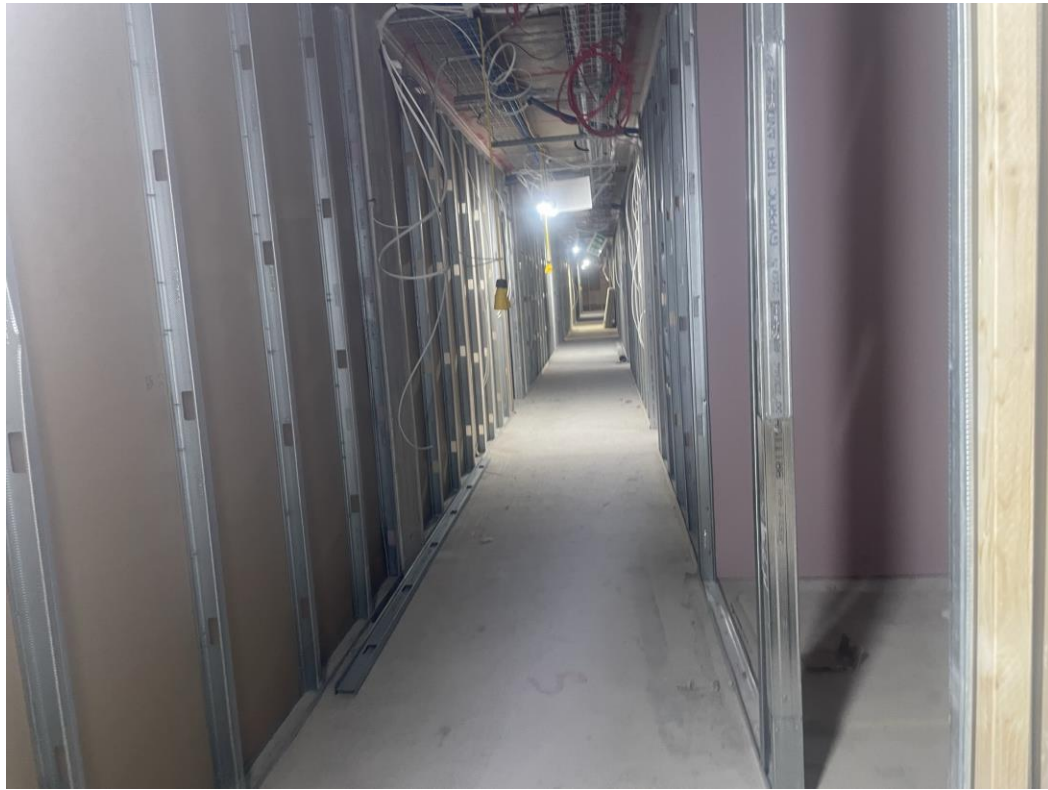
Construction Progress

MAY 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	90% complete
Above ground drainage	100% complete
Partition walls installation	95% complete
Apartment ceiling installation	85% complete
Plaster finishes walls and ceilings	68% complete
1st fix electrical	88% complete
1st fix plumbing and heating	93% complete
Kitchen units and appliances	7% complete
Doorframes	58% 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	55% complete
2 nd fix electrical	27% complete
2 nd fix plumbing and heating	31% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

MAY 2023



Level 6 – corridor and apartment walls formed



Level 6 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 6 – corridor and apartment walls formed



Level 6 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 6 – 1st fix plumbing



Level 6 – 1st fix plumbing

Sub-Structure & Super-Structure Progress

MAY 2023



Level 5 – corridor and apartment walls formed



Level 5 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 5 – corridor and apartment walls formed



Level 5 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 4 - apartments plastered



Level 4 - apartments plastered

Sub-Structure & Super-Structure Progress

MAY 2023



Level 4 - IPS formed



Level 4 - IPS formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 4 – doorframes, skirting & architrave



Level 4 - IPS formed

Sub-Structure & Super-Structure Progress

MAY 2023



Level 4 – Apartment decoration



Level 4 – Apartment decoration

Sub-Structure & Super-Structure Progress

MAY 2023



Level 3 – mains water services connections



Level 3 – electrical mains services connections

Sub-Structure & Super-Structure Progress

MAY 2023



Level 2 – wall and floor tiling



Level 2 – wall and floor tiling

Sub-Structure & Super-Structure Progress

MAY 2023



Level 2 – wall and floor tiling



Level 2 – wall and floor tiling

Sub-Structure & Super-Structure Progress

MAY 2023



Level 2 – sanitary fittings



Level 2 – sanitary fittings

Sub-Structure & Super-Structure Progress

MAY 2023



Level 1 – duplex apartment staircase enclosure



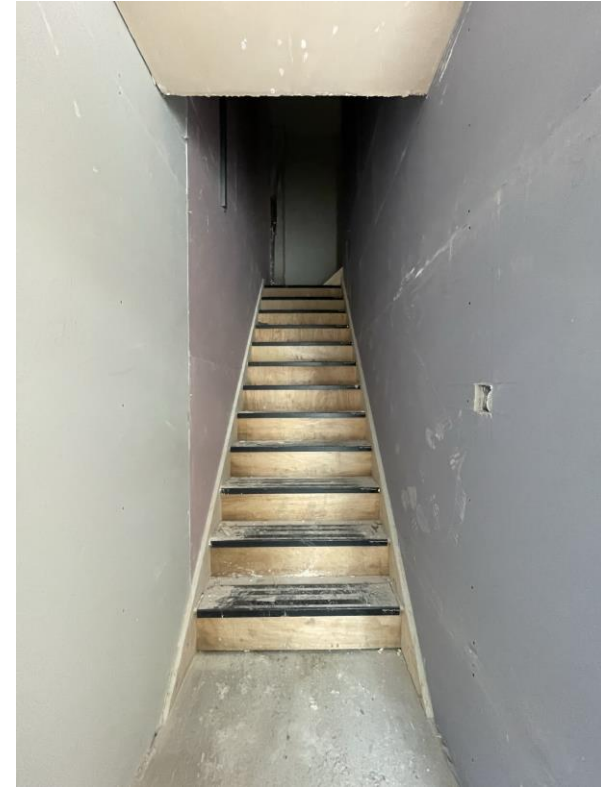
Level 1 – duplex apartment staircase enclosure

Sub-Structure & Super-Structure Progress

MAY 2023



Level 1 – duplex apartment staircase enclosure



Level 1 – duplex apartment staircase enclosure

Sub-Structure & Super-Structure Progress

MAY 2023



Level 1 – Kitchen installed



Level 1 – Kitchen installed

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

PLEASE CONTACT

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