

legacie



Merchant's Wharf Investors Report

IR24 June 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

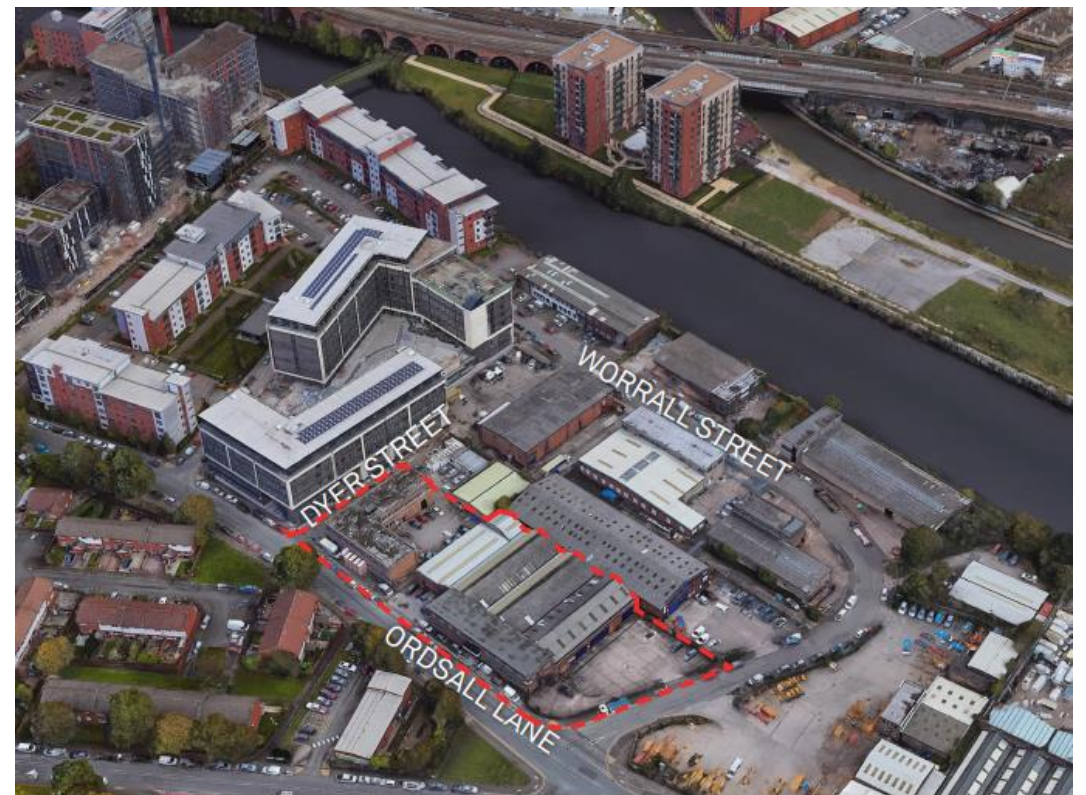
The eleven storey new build development generally comprises:

- 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

JUNE 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	98% complete
Weatherboarding	99% complete
Brickwork to elevations	57% complete
Cladding installation	0% complete
Windows & doors	92% complete
Curtain walling installation	98% complete
Pre-cast concrete Staircase structure	100% complete

Sub-Structure & Super-Structure Progress

JUNE 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

JUNE 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

JUNE 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

JUNE 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

JUNE 2023



Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

JUNE 2023



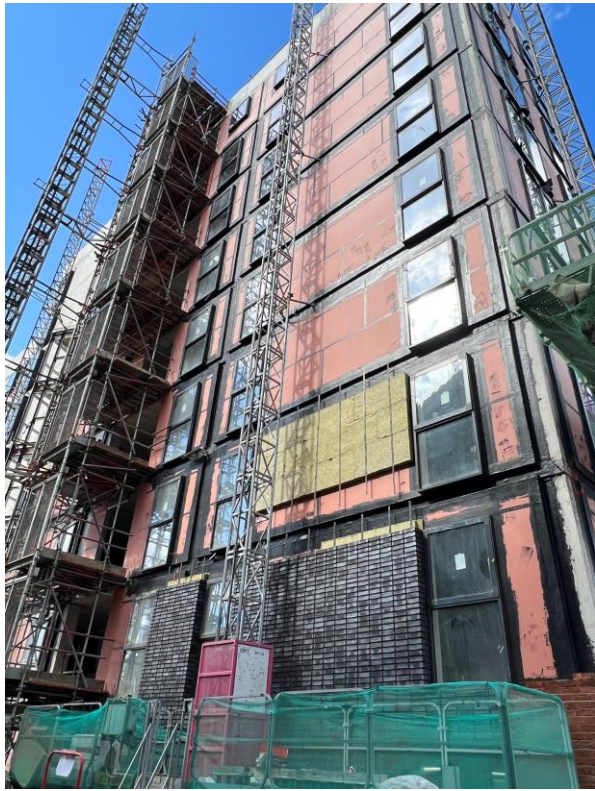
Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

JUNE 2023



Block A wall insulation and brickwork



Block A wall insulation and brickwork

Sub-Structure & Super-Structure Progress

JUNE 2023



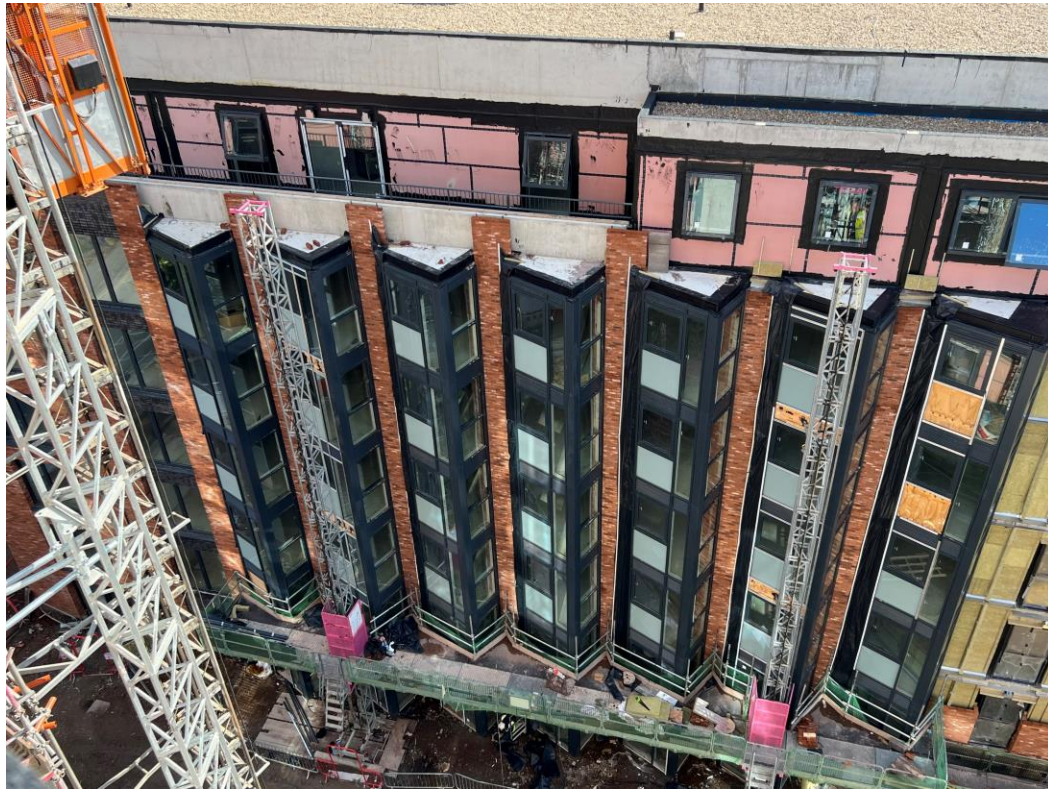
Block A wall insulation and brickwork



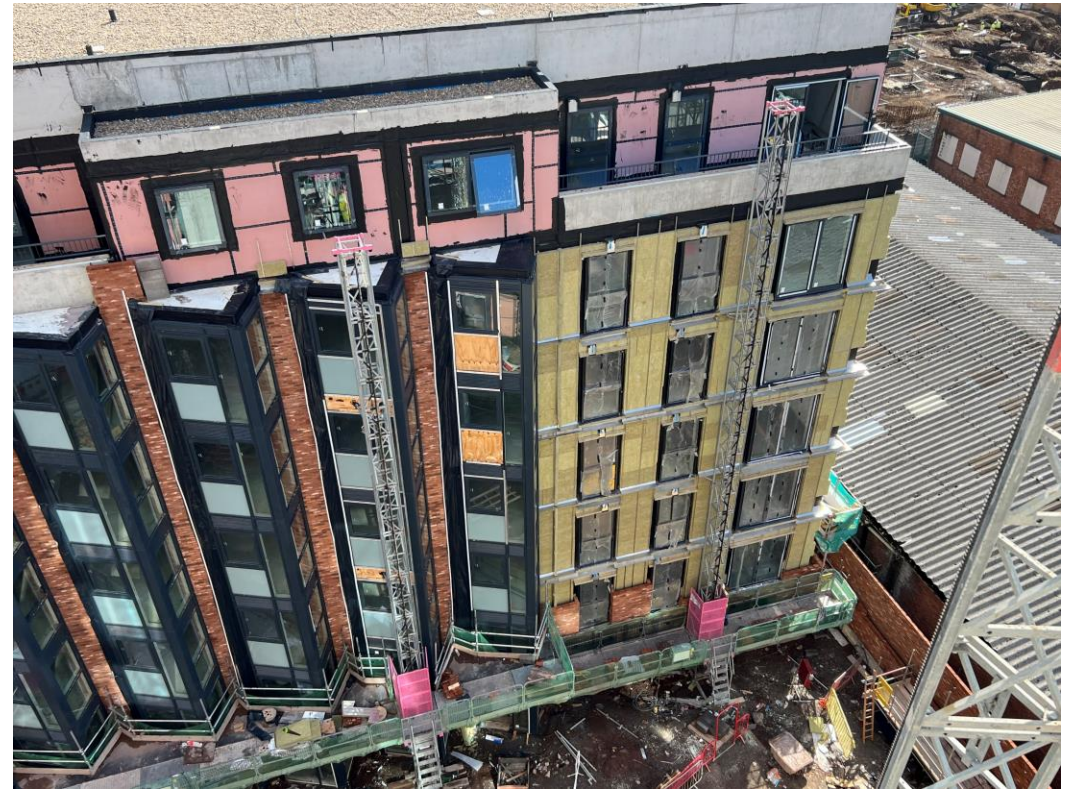
Block A wall insulation and brickwork

Sub-Structure & Super-Structure Progress

JUNE 2023



Block B Curtain walling and brickwork



Block B Curtain walling and brickwork

Sub-Structure & Super-Structure Progress

JUNE 2023



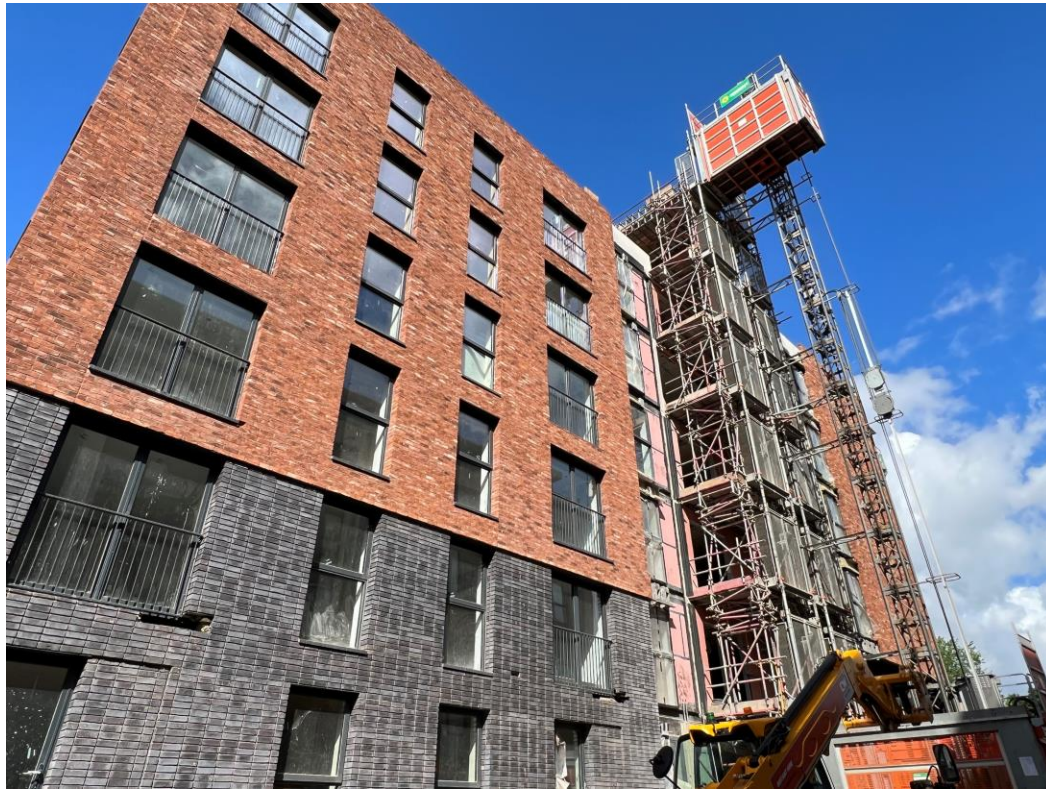
Block B Curtain walling and brickwork



Block B Curtain walling and brickwork

Sub-Structure & Super-Structure Progress

JUNE 2023



Block B wall insulation and brickwork



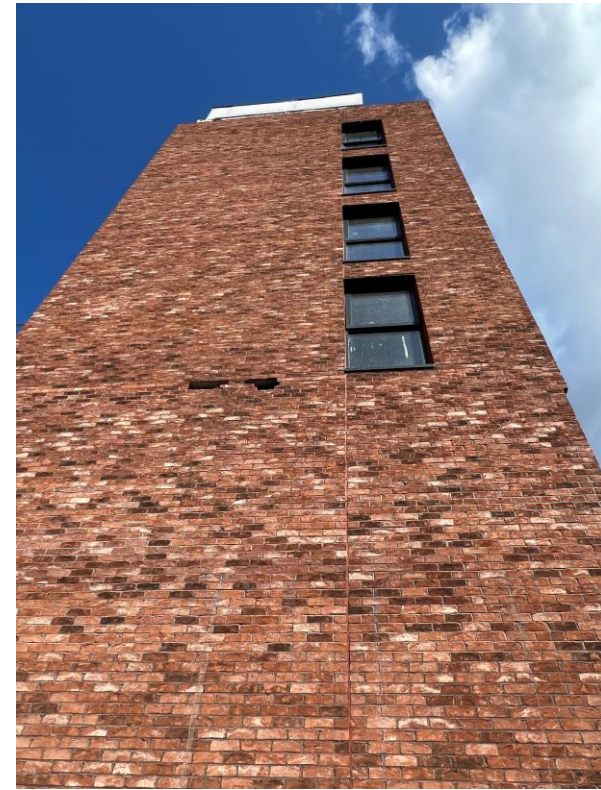
Block B wall insulation and brickwork

Sub-Structure & Super-Structure Progress

JUNE 2023



Block B wall insulation and brickwork



Block B wall insulation and brickwork

Sub-Structure & Super-Structure Progress

JUNE 2023



Block B wall insulation and brickwork



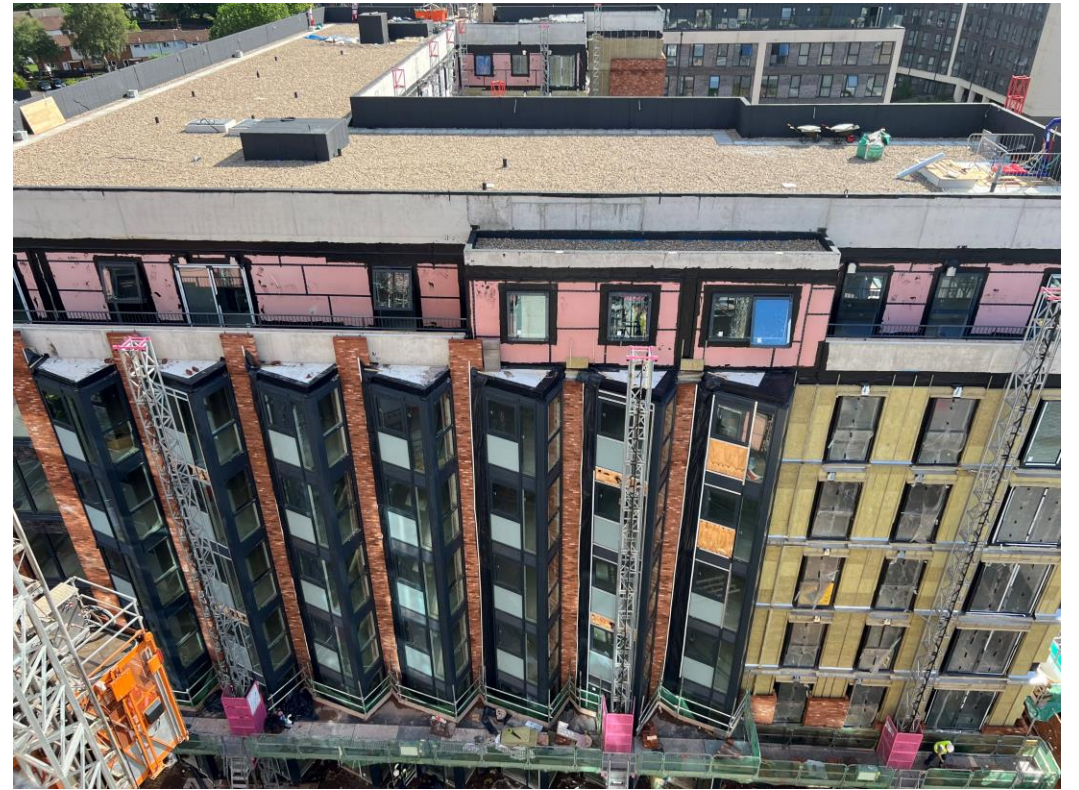
Block B wall insulation and brickwork

Sub-Structure & Super-Structure Progress

JUNE 2023



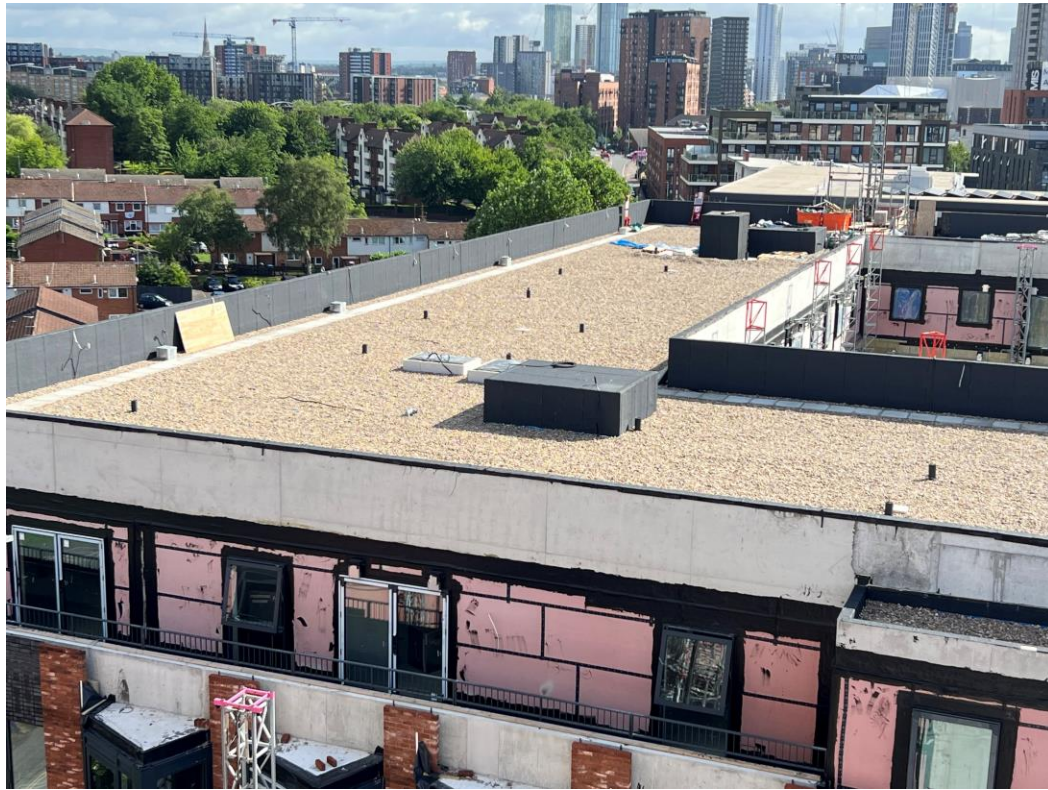
Block B Podium



Block B inverted main roof system complete

Sub-Structure & Super-Structure Progress

JUNE 2023



Block B inverted main roof system complete



Block B inverted main roof system complete

Sub-Structure & Super-Structure Progress

JUNE 2023



Block A wall insulation and brickwork



Block A wall insulation and brickwork

Sub-Structure & Super-Structure Progress

JUNE 2023



Block A PV panels installed



Block A PV panels installed

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

JUNE 2023

Core drilling for services	100% complete
Riser installation	90% complete
Lift installation	99% complete
Above ground drainage	99% complete
Partition walls installation	90% complete
Apartment ceiling installation	85% complete
Plaster finishes walls and ceilings	76% complete
1st fix electrical	83% complete
1st fix plumbing and heating	87% complete
Kitchen units and appliances	36% complete
Doorframes	27% complete
Skirting and architrave	12% complete
Bathroom sanitary fittings	24% complete
Wall and floor tiling	36% complete
Carpet and floor finishes	30% complete
Doors and ironmongery	0% complete
Decorations	55% complete
2 nd fix electrical	21% complete
2 nd fix plumbing and heating	27% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 8 – hoist access



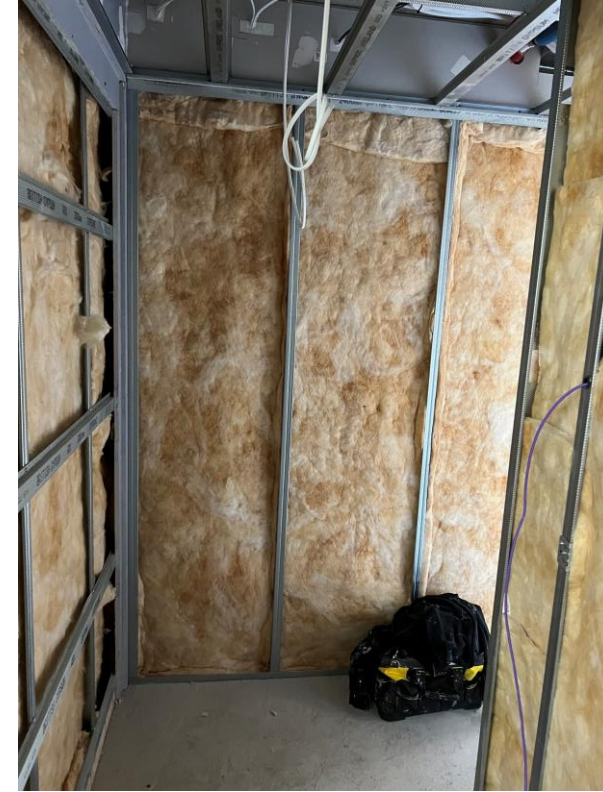
Level 8 – external walls insulated and plasterboarded

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 8 – corridor and apartment walls formed



Level 8 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 8 – apartment walls and ceilings formed



Level 8 – apartment walls and ceilings formed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 8 – apartment walls and ceilings formed



Level 8 – apartment walls and ceilings formed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 8 – first fix plumbing



Level 8 – first fix plumbing

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 7 – walls and ceilings plastered



Level 7 – walls and ceilings plastered

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 6 – Apartment decoration walls and ceiling



Level 6 – Apartment decoration walls and ceiling

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 6 – Apartment decoration walls and ceiling



Level 6 – Apartment decoration walls and ceiling

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 6 – IPS formed & sanitary installation



Level 6 – IPS formed & sanitary installation

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 5 – Kitchen units loaded ready for installation



Level 5 – Kitchen units loaded ready for installation

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 5 – Kitchen units loaded ready for installation



Level 5 – doorframes loaded ready for installation

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 5 – 2nd fix mechanical installation



Level 5 – 2nd fix mechanical installation

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 4 – Kitchen units installed



Level 4 – Kitchen units installed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 4 – Laminate flooring installed



Level 4 – Laminate flooring installed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 4 – doorframes installed



Level 4 – doorframes installed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 3 – doorframes installed



Level 4 – doorframes installed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 3 – Kitchen units installed



Level 3 – Electric wall heater

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 2 – wall and floor tiling



Level 2 – wall and floor tiling

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 2 – 2nd fix electrical



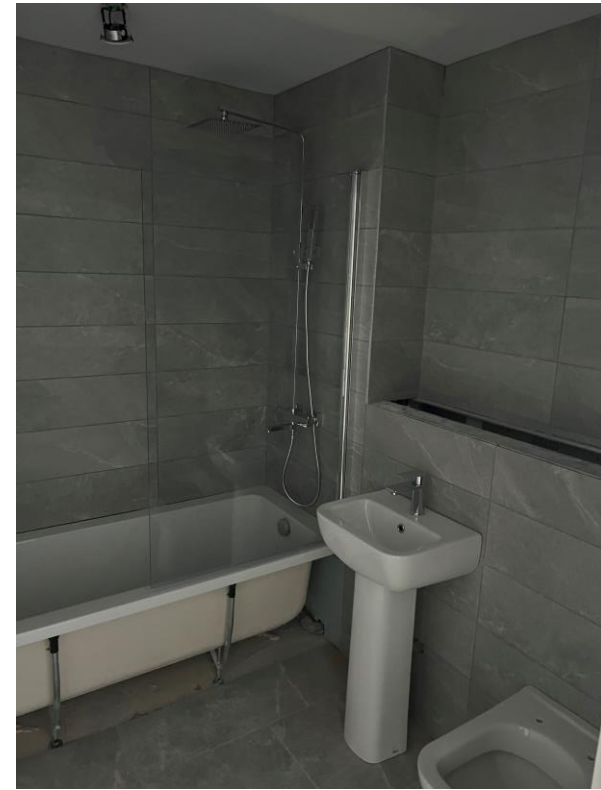
Level 2 – 2nd fix electrical

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 1 – sanitary fittings



Level 1 – sanitary fittings

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 1 – sanitary fittings



Level 1 – sanitary fittings

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 1 – sanitary fittings



Level 1 – heated towel rail

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 1 – decoration complete



Level 1 – decoration complete

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 1 – doors installed



Level 1 – doors installed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 1 – kitchen complete



Level 1 – kitchen complete

Sub-Structure & Super-Structure Progress

JUNE 2023



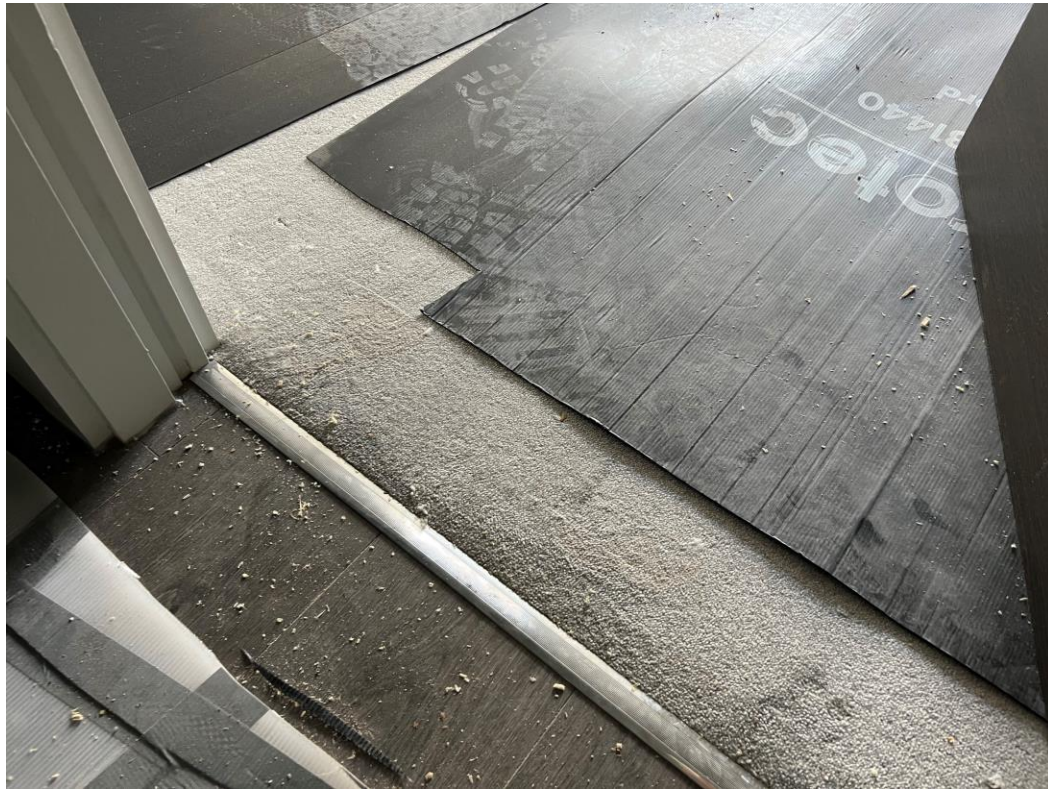
Level 1 – kitchen complete



Level 1 – kitchen complete

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 1 – Bedroom carpet



Level 1 – Bedroom carpet

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

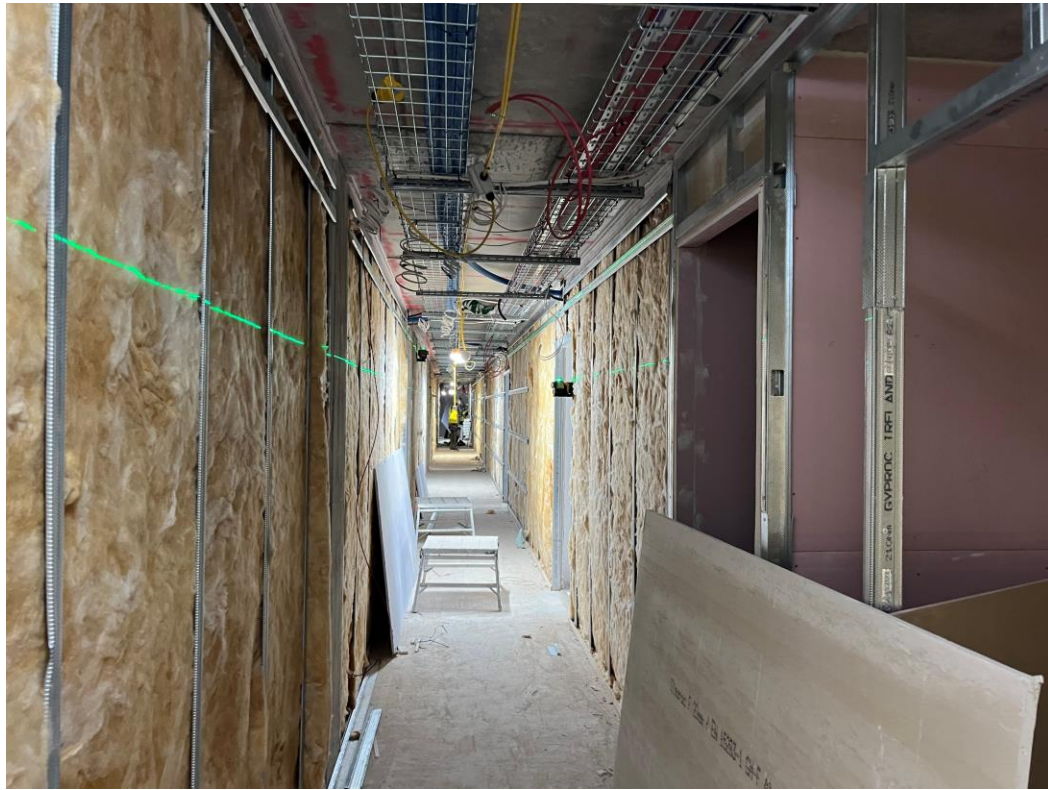
Construction Progress

JUNE 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	99% complete
Above ground drainage	100% complete
Partition walls installation	96% complete
Apartment ceiling installation	96% complete
Plaster finishes walls and ceilings	95% complete
1st fix electrical	96% complete
1st fix plumbing and heating	97% complete
Kitchen units and appliances	11% complete
Doorframes	67% complete
Skirting and architrave	45% complete
Bathroom sanitary fittings	51% complete
Wall and floor tiling	71% complete
Carpet and floor finishes	50% complete
Doors and ironmongery	0% complete
Decorations	84% complete
2 nd fix electrical	33% complete
2 nd fix plumbing and heating	33% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 6 – corridor and apartment walls formed



Level 6 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 6 – corridor and apartment walls formed



Level 6 – corridor and apartment walls formed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 6 - IPS formed



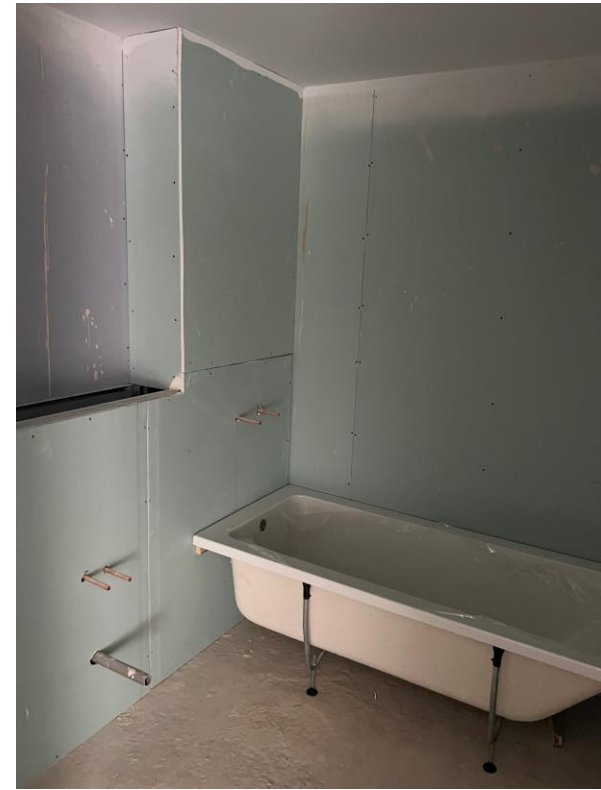
Level 6 - IPS formed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 6 – Sanitary installation



Level 6 – Sanitary installation

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 6 – latex screed floors



Level 6 – latex screed floors

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 5 – apartments prepared for plastering



Level 5 – apartments prepared for plastering

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 5 - apartments plaster skimmed



Level 5 - apartments plaster skimmed

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 4 – doorcasings, skirting and architrave



Level 4 – doorcasings, skirting and architrave

Sub-Structure & Super-Structure Progress

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Level 4 – wall and floor tiling



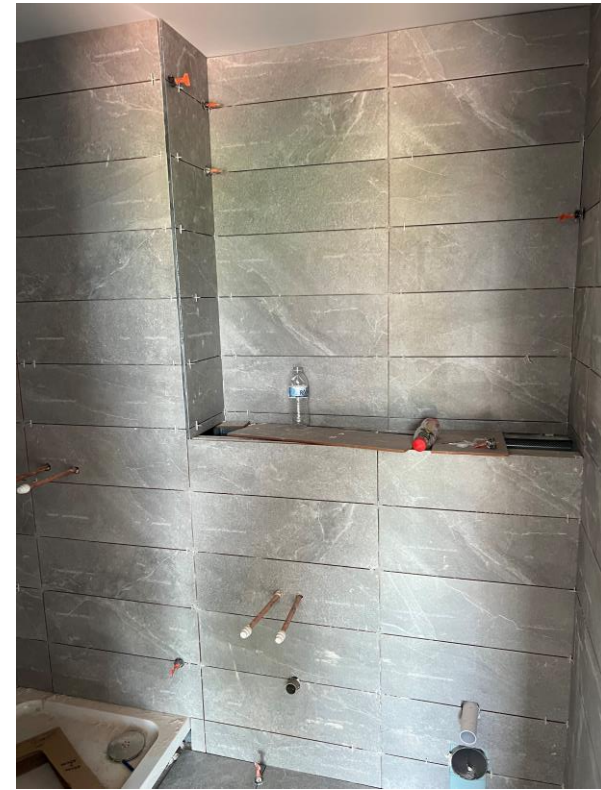
Level 4 – wall and floor tiling

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 4 – wall and floor tiling



Level 4 – wall and floor tiling

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 3 – 2nd fix mechanical



Level 3 – Kitchen units loaded for installation

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 2 – 2nd fix electrical sockets



Level 2 – electric wall heater

Sub-Structure & Super-Structure Progress

JUNE 2023



Level 1 – Kitchen units installed



Level 1 – Kitchen units installed

Sub-Structure & Super-Structure Progress

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Door frames and skirting storage



Hardwood door casings stored

Sub-Structure & Super-Structure Progress

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Water tank



Water tank

Sub-Structure & Super-Structure Progress

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Water tank



Water pump

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

PLEASE CONTACT

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