

legacie



Merchant's Wharf Investors Report

IR26 August 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

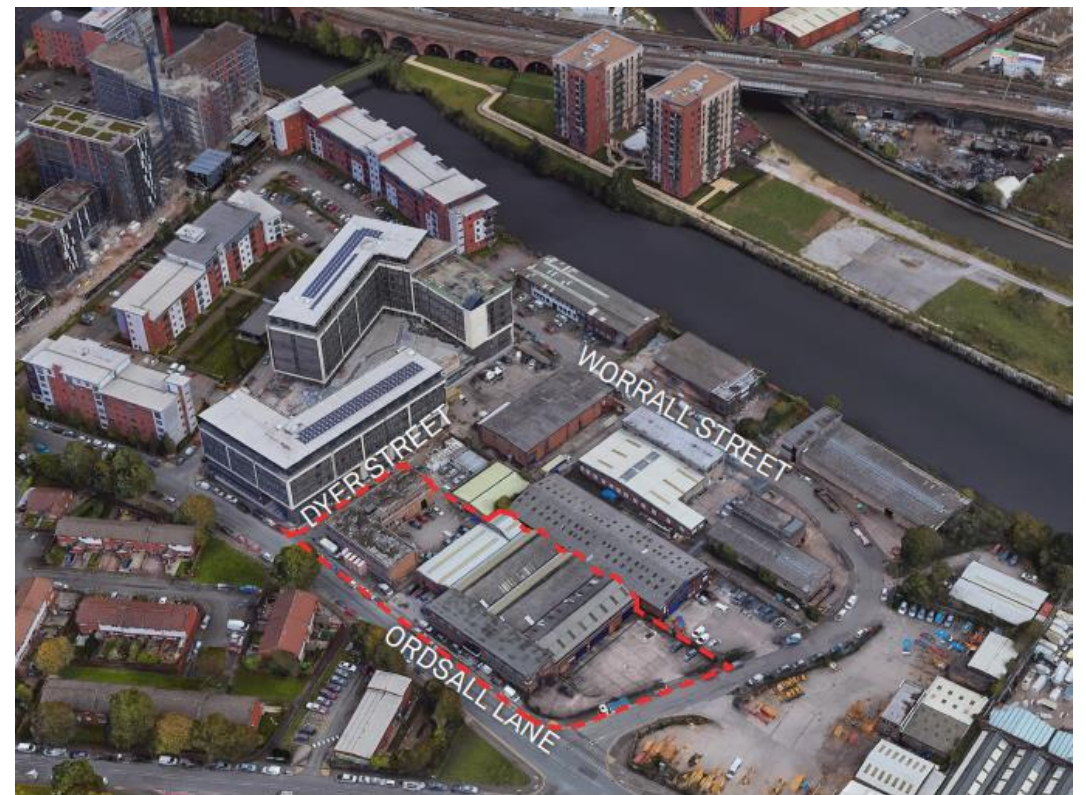
The eleven storey new build development generally comprises:

- 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

AUGUST 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	85% complete
Cladding installation	15% complete
Windows & doors	95% complete
Curtain walling installation	98% complete
Pre-cast concrete Staircase structure	100% complete

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ordsall Lane site view



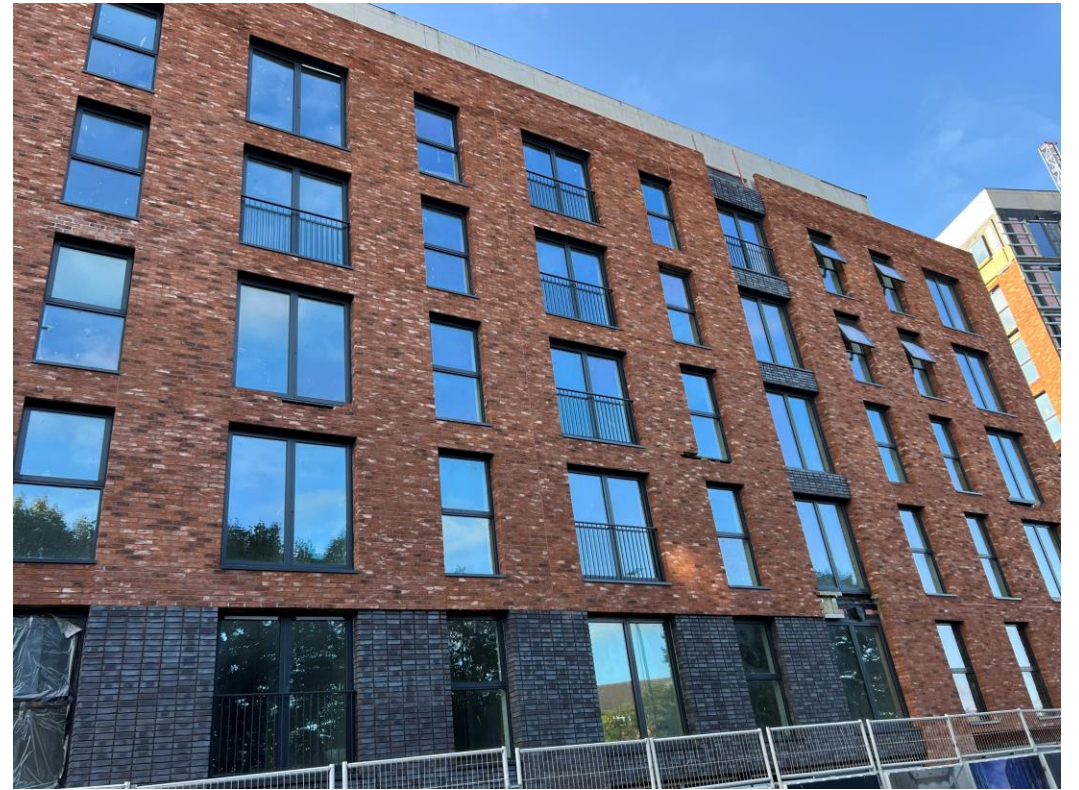
Ordsall Lane site view

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ordsall Lane site view



Ordsall Lane site view

Sub-Structure & Super-Structure Progress

AUGUST 2023



Worrall Street site view



Worrall Street site view

Sub-Structure & Super-Structure Progress

AUGUST 2023



Block A wall insulation and brickwork



Block A wall insulation and brickwork

Sub-Structure & Super-Structure Progress

AUGUST 2023



Block A wall insulation and brickwork



Block A wall insulation and brickwork

Sub-Structure & Super-Structure Progress

AUGUST 2023



Block A curtain walling



Block A curtain walling

Sub-Structure & Super-Structure Progress

AUGUST 2023



Block B wall insulation and brickwork



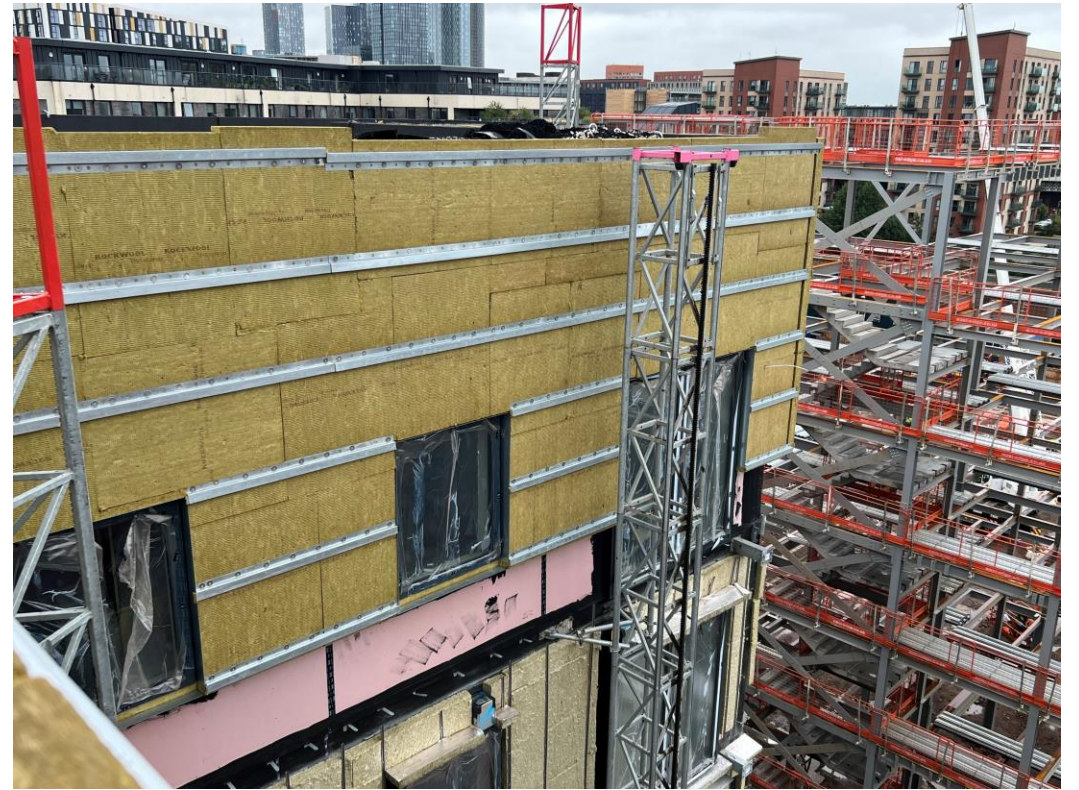
Block B wall insulation and brickwork

Sub-Structure & Super-Structure Progress

JULY 2023



Block B cladding rail and insulation



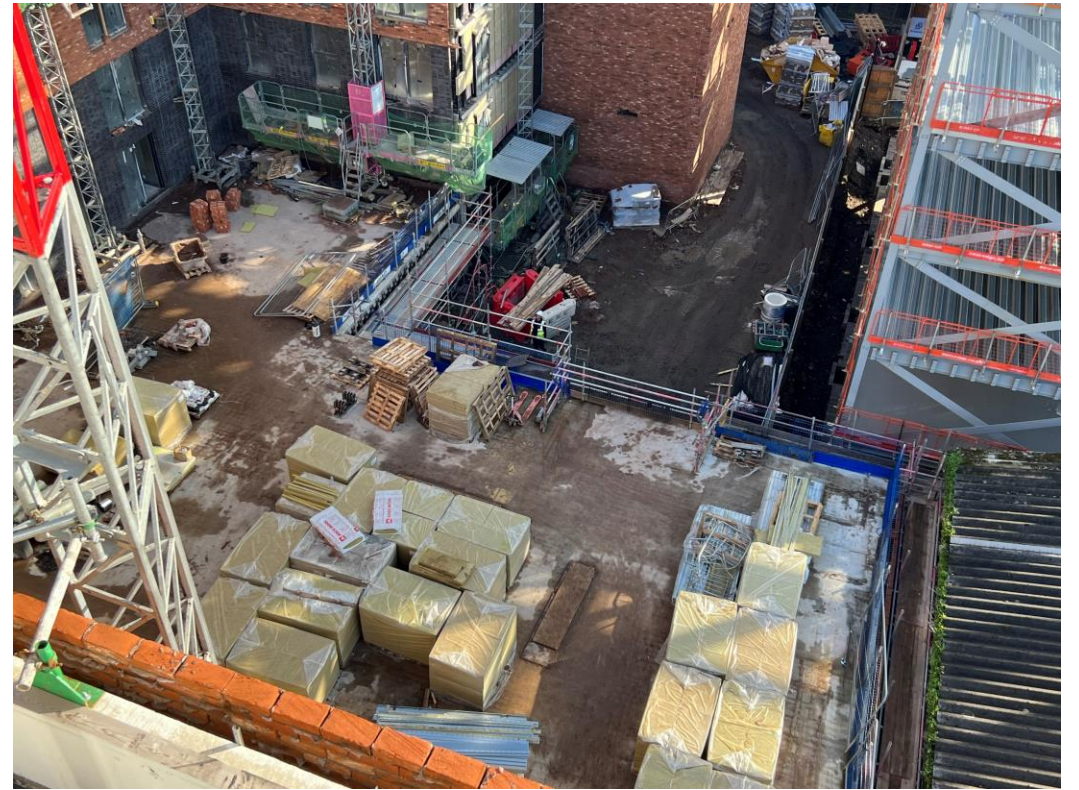
Block B cladding rail and insulation

Sub-Structure & Super-Structure Progress

AUGUST 2023



Block B Podium



Block B Podium

Sub-Structure & Super-Structure Progress

AUGUST 2023



Block B brick anchor support



Block B brick anchor support

Sub-Structure & Super-Structure Progress

AUGUST 2023



Block B brick anchor support



Block B brick anchor support

Sub-Structure & Super-Structure Progress

AUGUST 2023



Block B AO and ventilator unit



Block B AO unit

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

AUGUST 2023

Core drilling for services	100% complete
Riser installation	90% complete
Lift installation	99% complete
Above ground drainage	99% complete
Partition walls installation	97% complete
Apartment ceiling installation	89% complete
Plaster finishes walls and ceilings	84% complete
1st fix electrical	86% complete
1st fix plumbing and heating	90% complete
Kitchen units and appliances	72% complete
Doorframes	84% complete
Skirting and architrave	48% complete
Bathroom sanitary fittings	75% complete
Wall and floor tiling	81% complete
Carpet and floor finishes	54% complete
Doors and ironmongery	0% complete
Decorations	55% complete
2 nd fix electrical	63% complete
2 nd fix plumbing and heating	66% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 8 – corridor walls formed



Level 8 – hoist flat setting out partition walls

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 8 – Apartment decoration walls and ceiling



Level 8 – Apartment decoration walls and ceiling

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 8 – Apartment decoration walls and ceiling



Level 8 – Apartment decoration walls and ceiling

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 8 – wall and floor tiling



Level 8 – wall and floor tiling

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 8 – wall and floor tiling



Level 8 – wall and floor tiling

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 8 – kitchen units loaded for installation



Level 8 – kitchen units loaded for installation

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 7 – Kitchen units installed



Level 7 – Kitchen units installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



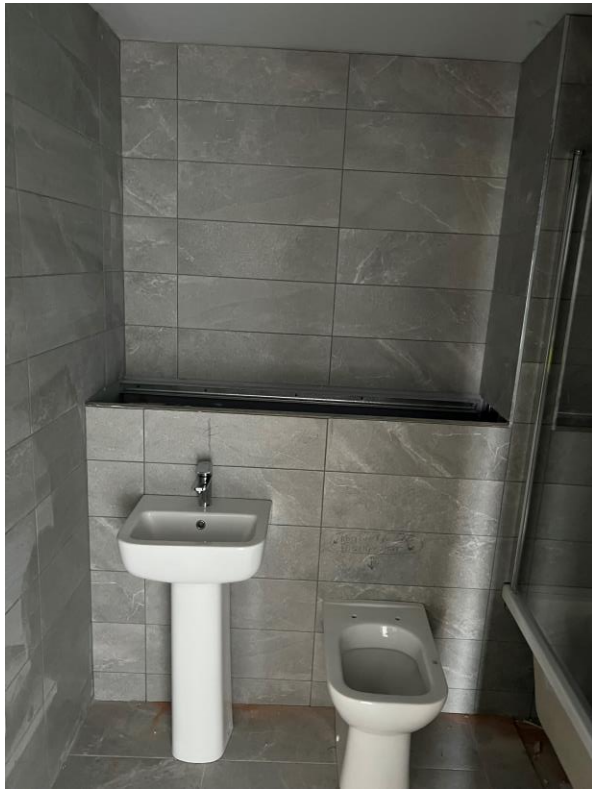
Level 7 – sanitary installation



Level 7 – sanitary installation

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 7 – sanitary installation



Level 7 – sanitary installation

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – 2nd fix mechanical installation



Level 6 – 2nd fix mechanical installation

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – 2nd fix electrical



Level 6 – 2nd fix electrical

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – 2nd fix electrical



Level 6 – 2nd fix electrical

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – Kitchen units installed



Level 6 – Kitchen units installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – Feature wall decoration



Level 6 – Feature wall decoration

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 5 – carpet floor covering installation



Level 5 – carpet floor covering materials

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 4 – carpet floor covering



Level 4 – carpet floor covering

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 4 – carpet floor covering



Level 4 – carpet floor covering

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 4 – carpet floor covering offcut



Level 4 – carpet protection

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 3 – heated towel rail bathroom



Level 3 – heated towel rail en-suite

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 3 – wood laminate flooring



Level 3 – wood laminate flooring

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 2 – Internal woodgrain doors installed



Level 2 – Internal woodgrain doors installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 2 – Internal woodgrain doors installed



Level 2 – Internal woodgrain doors

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 1 – Internal woodgrain doors installed



Level 1 – Internal woodgrain doors

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 1 – Internal woodgrain doors installed



Level 1 – Internal woodgrain doors

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 1 – showflat furniture installation



Level 1 – showflat furniture installation

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ground Level – window and curtain walling materials stored



Ground Level – window and curtain walling materials stored

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ground Level – window and curtain walling materials stored



Ground Level – window and curtain walling materials stored

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ground Level – water storage tank



Ground Level – water storage tank

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

AUGUST 2023

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	99% complete
Above ground drainage	100% complete
Partition walls installation	97% 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	52% complete
Doorframes	96% complete
Skirting and architrave	60% complete
Bathroom sanitary fittings	74% complete
Wall and floor tiling	92% complete
Carpet and floor finishes	78% complete
Doors and ironmongery	7% complete
Decorations	86% complete
2 nd fix electrical	47% complete
2 nd fix plumbing and heating	47% complete
General fixtures and fittings	0% complete

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – acoustic perforated board to corridor ceiling



Level 6 – acoustic perforated board to corridor ceiling

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – smoke vent



Level 6 – smoke vent

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – Kitchen units installed



Level 6 – Kitchen units installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – 2nd fix electrical sockets



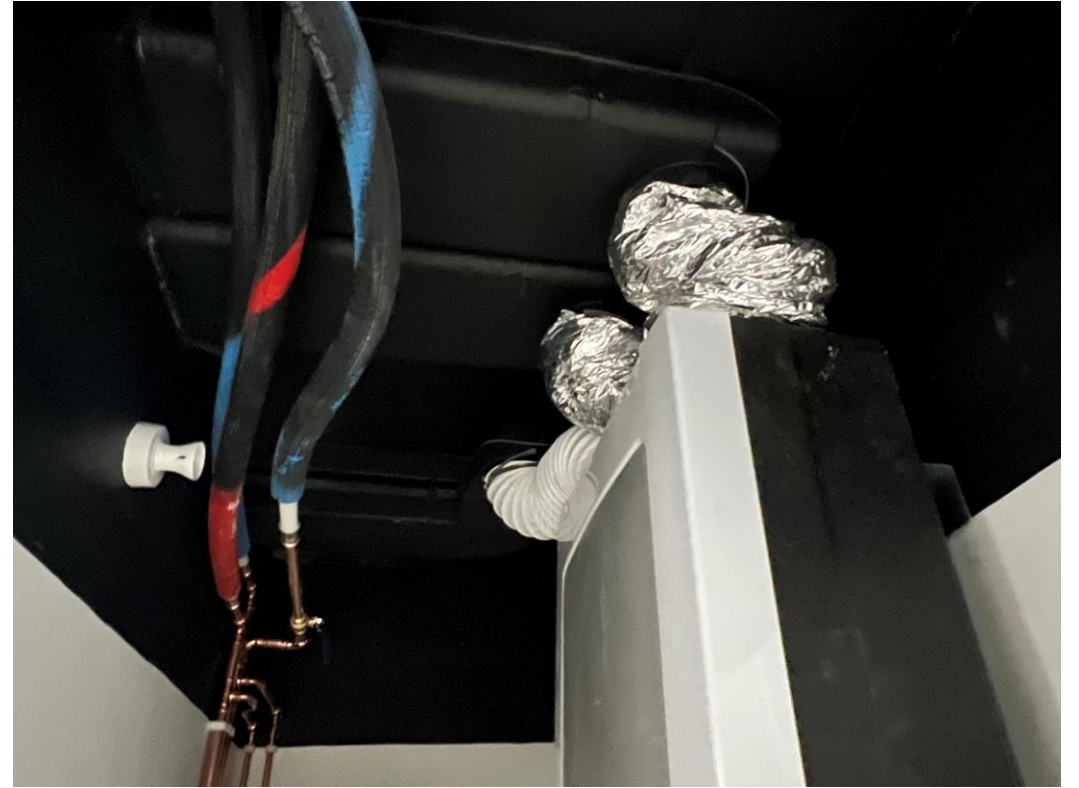
Level 6 – 2nd fix electrical panel heater

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – 2nd fix mechanical



Level 6 – 2nd fix mechanical

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – doorframe smoke seal



Level 6 – doorframe smoke seal

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – Internal woodgrain doors installed



Level 6 – Internal woodgrain doors installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 6 – Internal woodgrain doors installed



Level 6 – Internal woodgrain doors installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 5 – wood laminate flooring



Level 5 – wood laminate flooring

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 5 – wood laminate flooring



Level 5 – wood laminate flooring

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 5 – Kitchen units installed



Level 5 – Kitchen units installed

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 5 – walls and ceiling plaster skim finish



Level 5 – walls and ceiling plaster skim finish

Sub-Structure & Super-Structure Progress

AUGUST 2023



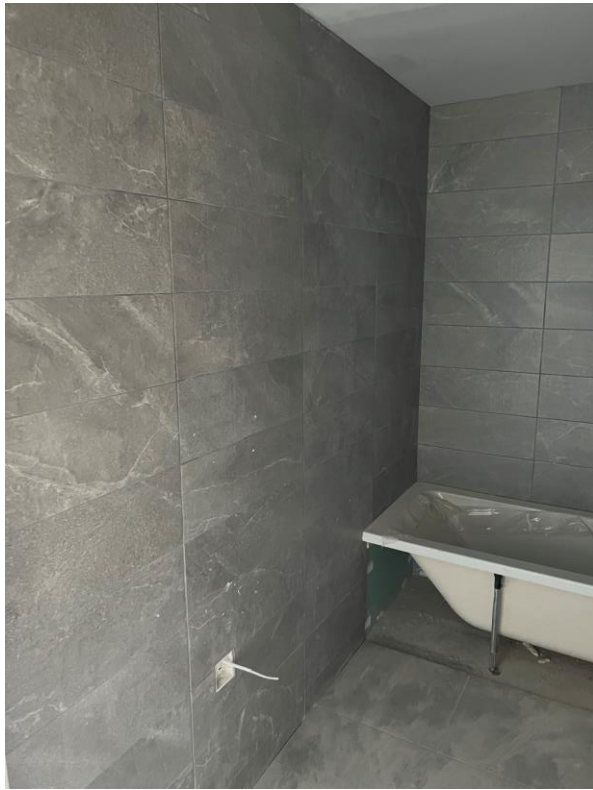
Level 5 – acoustic perforated board to corridor ceiling



Level 5 – acoustic perforated board to corridor ceiling

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 4 – wall and floor tiling



Level 4 – bathroom fittings

Sub-Structure & Super-Structure Progress

AUGUST 2023



Level 3 – 2nd fix mechanical



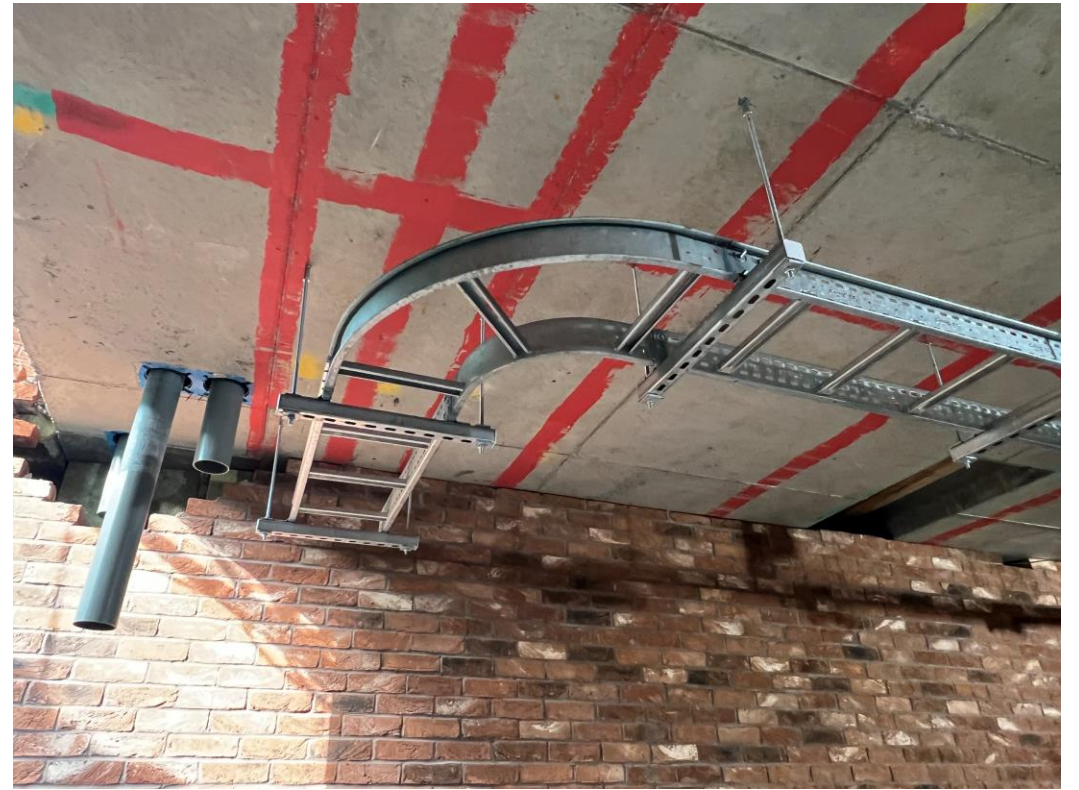
Level 3 – 2nd fix mechanical

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ground Level – Electrical containment



Ground Level – Electrical containment

Sub-Structure & Super-Structure Progress

AUGUST 2023



Ground Level – Electrical containment



Ground Level – Electrical containment

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

PLEASE CONTACT

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WWW.LEGACIE.CO.UK

By Appointment Only
Unit 4 Connect Business Village
Liverpool, L5 9PR
+44 (0) 151 207 9990