

legacie



Merchant's Wharf Investors Report

IR27 September 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

SEPTEMBER 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	25% complete
Windows & doors	95% complete
Curtain walling installation	98% complete
Pre-cast concrete Staircase structure	100% complete

Super-Structure Progress

SEPTEMBER 2023



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

SEPTEMBER 2023



Ordsall Lane site view



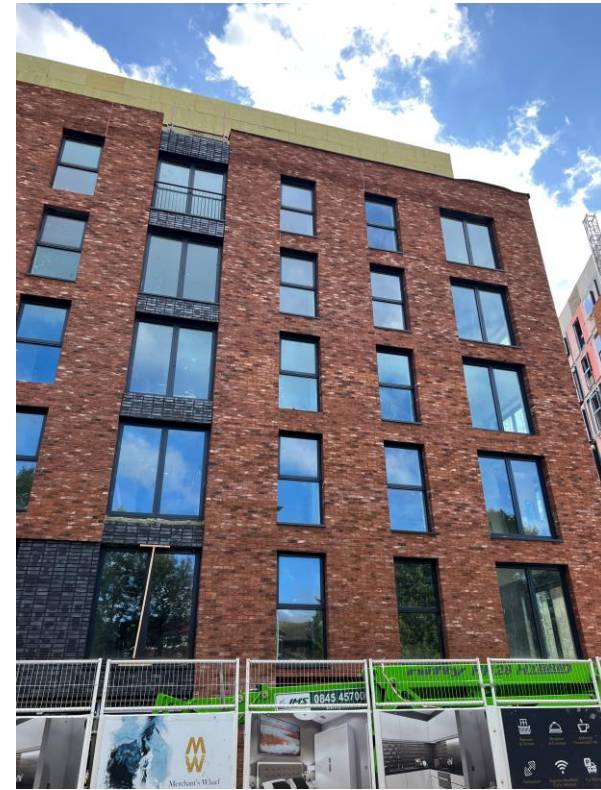
Ordsall Lane site view

Super-Structure Progress

SEPTEMBER 2023



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

SEPTEMBER 2023



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

SEPTEMBER 2023



Worrall Street site view



Worrall Street site view

Super-Structure Progress

SEPTEMBER 2023



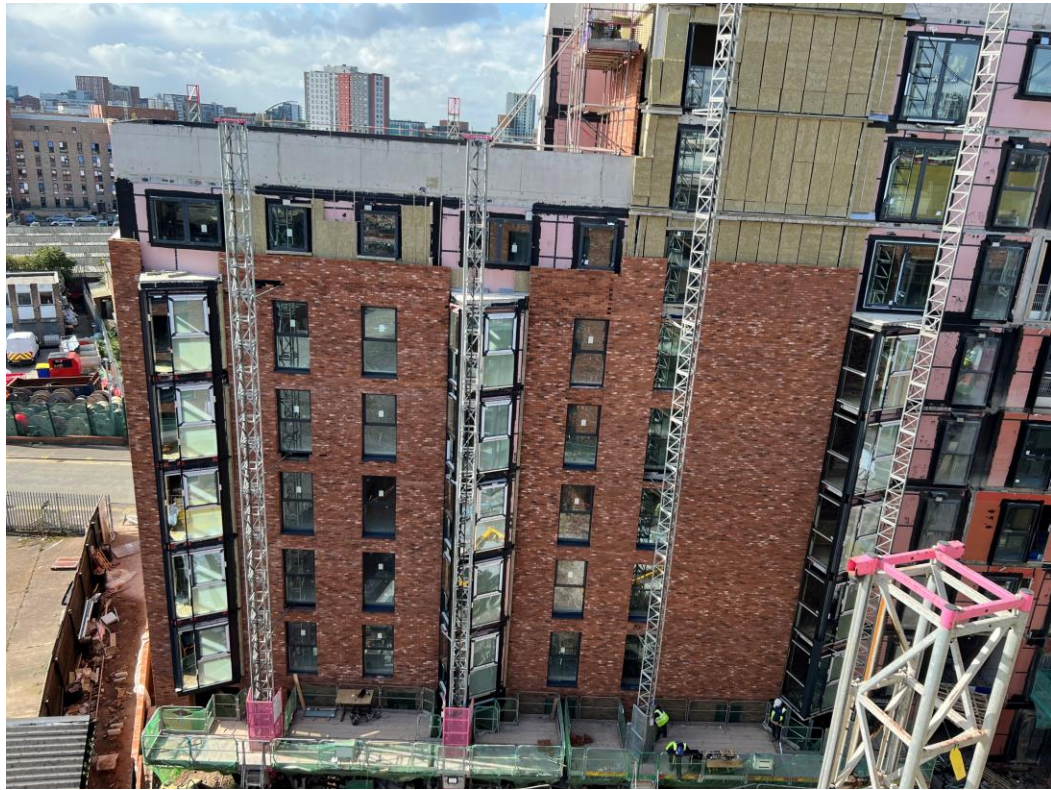
Worrall Street site view



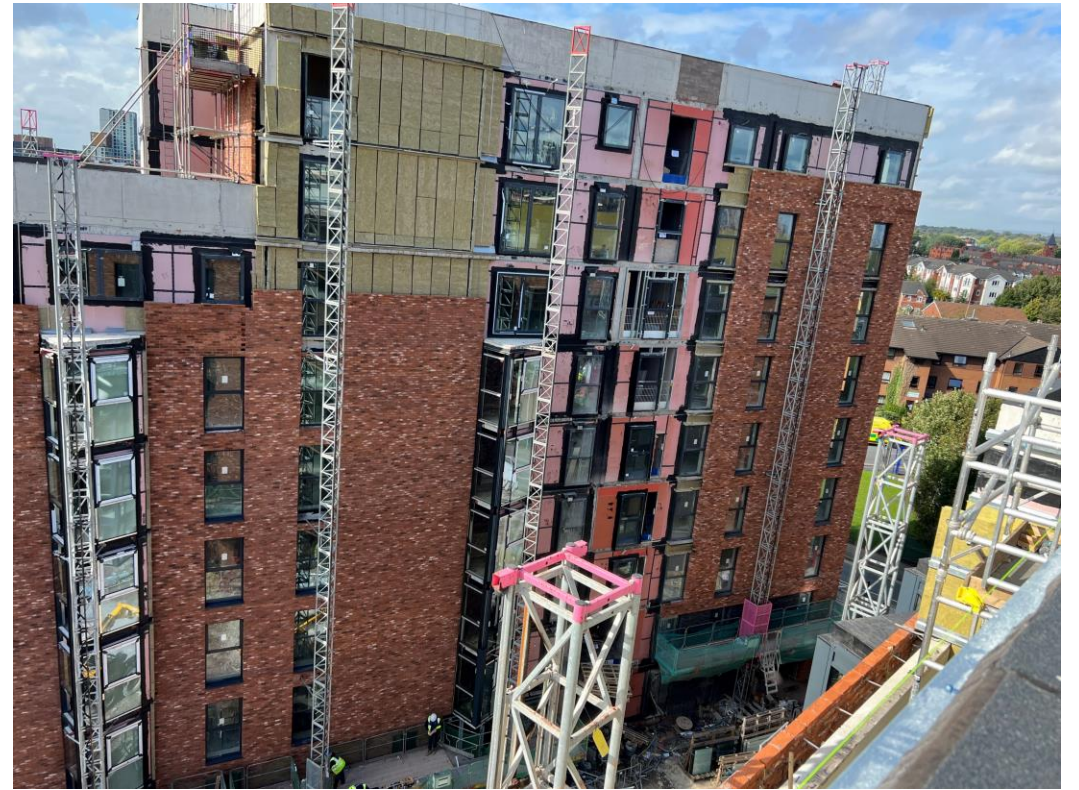
Worrall Street site view

Super-Structure Progress

SEPTEMBER 2023



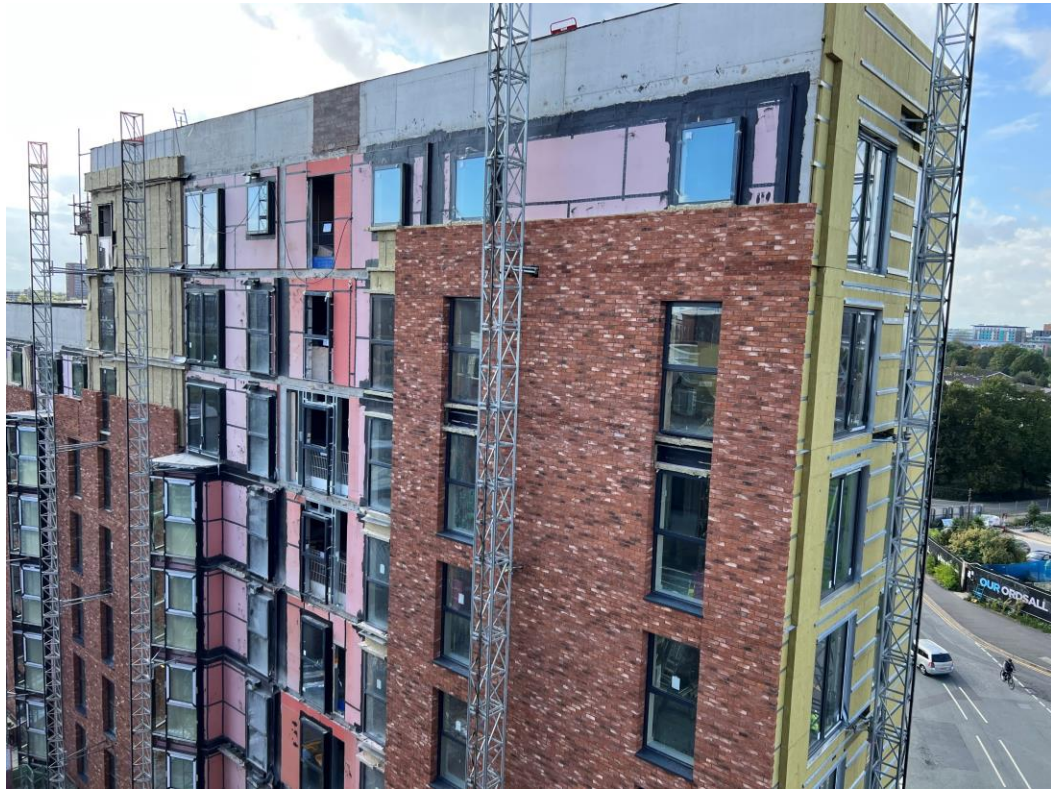
Block A wall insulation and brickwork



Block A wall insulation and brickwork

Super-Structure Progress

SEPTEMBER 2023



Block A wall insulation and brickwork



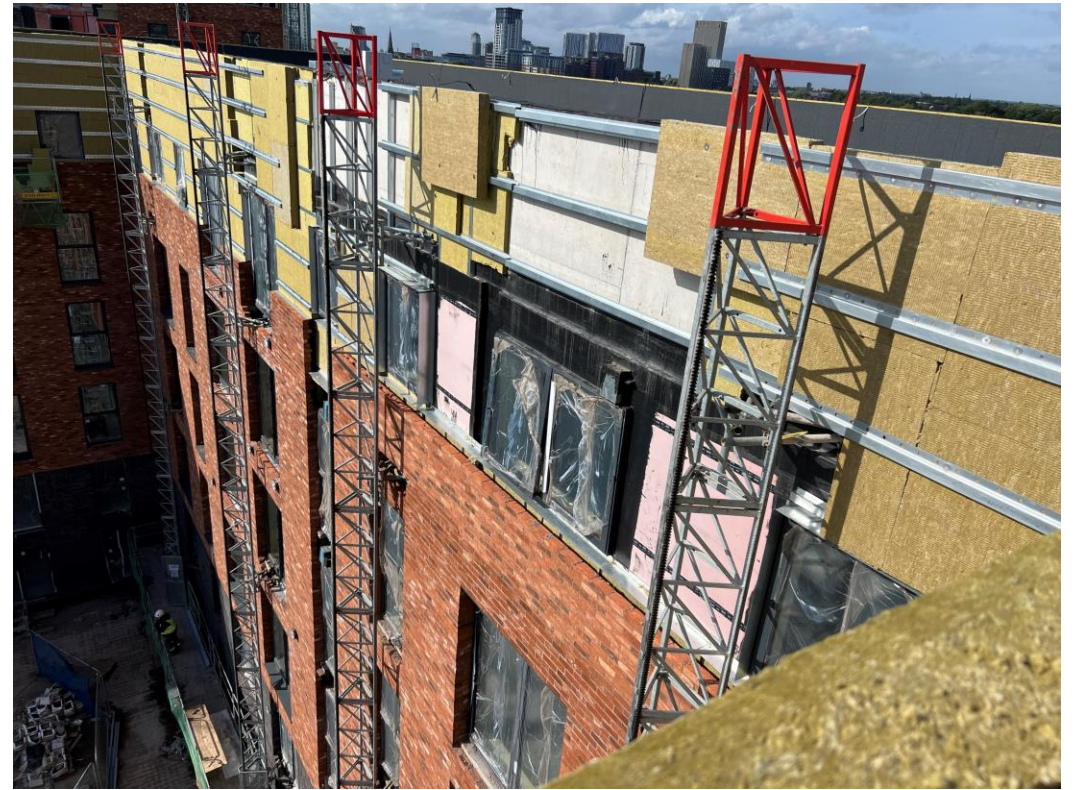
Block A wall insulation and brickwork

Super-Structure Progress

SEPTEMBER 2023



Block B wall insulation and cladding rail



Block B wall insulation and cladding rail

Super-Structure Progress

SEPTEMBER 2023



Block B wall insulation and cladding rail



Block B wall insulation and cladding rail

Super-Structure Progress

SEPTEMBER 2023



Block B Insulation detail prior to capping parapet



Block B Lightning tape installation

Super-Structure Progress

SEPTEMBER 2023



Block A hoist removed



Cladding materials stored

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

SEPTEMBER 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	88% complete
1st fix plumbing and heating	91% complete
Kitchen units and appliances	80% complete
Doorframes	84% complete
Skirting and architrave	60% complete
Bathroom sanitary fittings	78% complete
Wall and floor tiling	84% complete
Carpet and floor finishes	65% complete
Doors and ironmongery	12% complete
Decorations	65% complete
2 nd fix electrical	79% complete
2 nd fix plumbing and heating	79% complete
General fixtures and fittings	0% complete

Internal Fitout Progress

SEPTEMBER 2023



Level 8 – Smoke vent opening



Level 8 – Smoke Vent ready to install

Internal Fitout Progress

SEPTEMBER 2023



Level 8 – 1st fix mechanical installation



Level 8 – 2nd fix electrical installation

Internal Fitout Progress

SEPTEMBER 2023



Level 8 – Kitchen units installed



Level 8 – Kitchen units installed

Internal Fitout Progress

SEPTEMBER 2023



Level 7 – Smoke vent control



Level 7 – carpet loaded for installation

Internal Fitout Progress

SEPTEMBER 2023



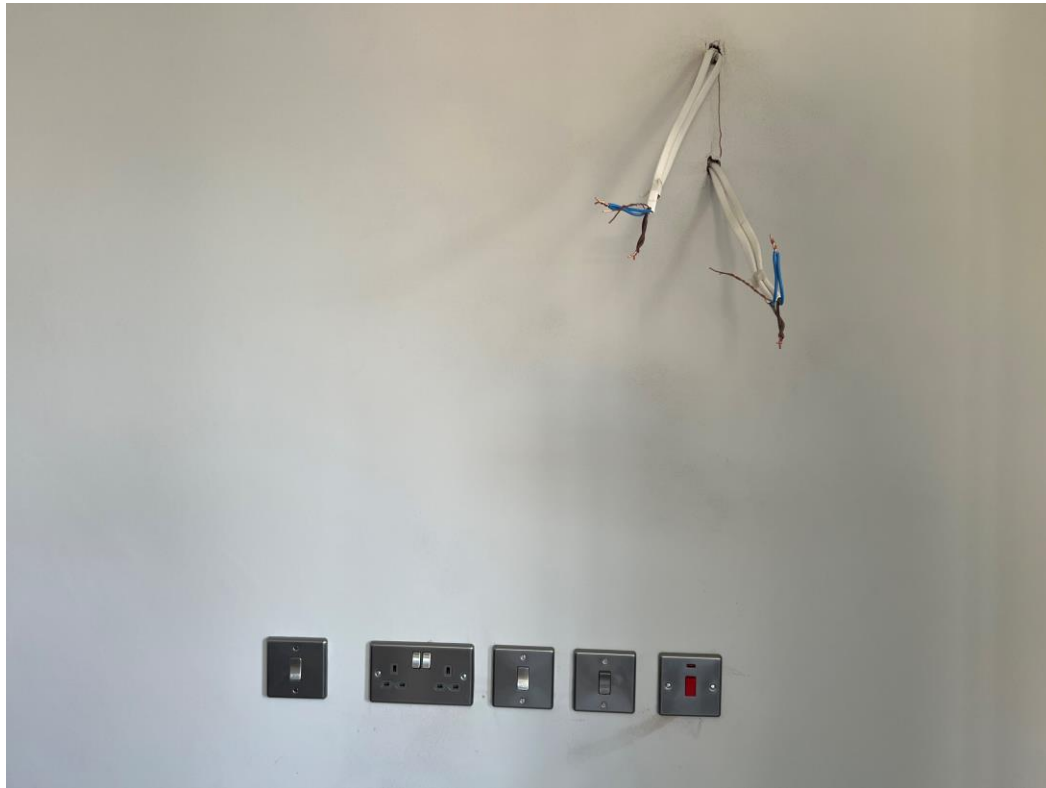
Level 7 – 2nd fix electrical



Level 7 – 2nd fix wall heater installation

Internal Fitout Progress

SEPTEMBER 2023



Level 7 – 2nd fix electrical



Level 7 – 2nd fix electrical

Internal Fitout Progress

SEPTEMBER 2023



Level 7 – Kitchen units installed



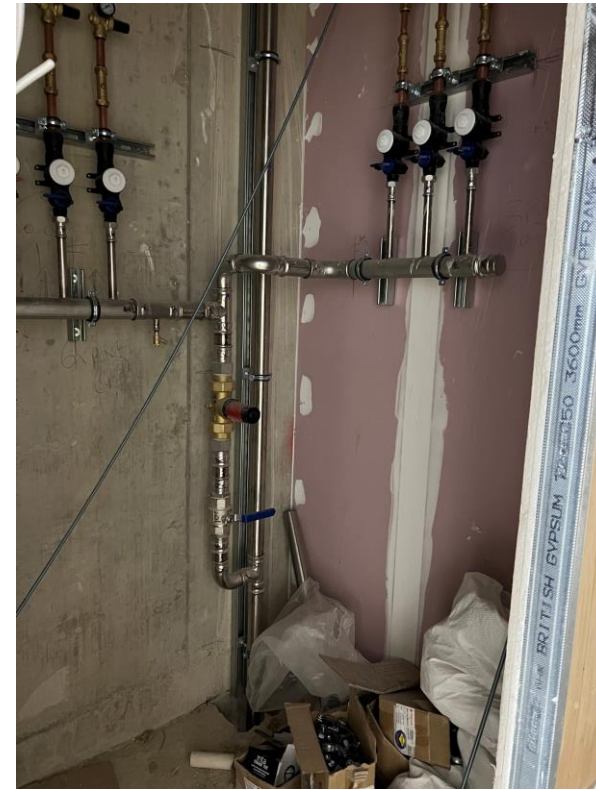
Level 7 – Kitchen units & appliances loaded

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – 2nd fix electrical



Level 6 – 2nd fix mechanical

Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Level 6 – Feature wall decoration



Level 6 – Feature wall decoration

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – carpet floor covering



Level 6 – carpet floor covering

Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Level 6 – 1st fix mechanical



Level 6 – 2nd fix mechanical

Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Level 6 – 2nd fix electrical



Level 6 – 2nd fix mechanical

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – Kitchen units worktop installed



Level 6 – Sanitary appliances installed

Internal Fitout Progress

SEPTEMBER 2023



Level 5 – Kitchen units worktop & appliances installed



Level 5 – 2nd fix mechanical

Internal Fitout Progress

SEPTEMBER 2023



Level 4 – Kitchen complete



Level 4 – Kitchen complete

Internal Fitout Progress

SEPTEMBER 2023



Level 2 – Internal doors loaded



Level 2 – Internal doors loaded

Internal Fitout Progress

SEPTEMBER 2023



Level 2 – Internal doors installed



Level 2 – Internal doors installed

Internal Fitout Progress

SEPTEMBER 2023



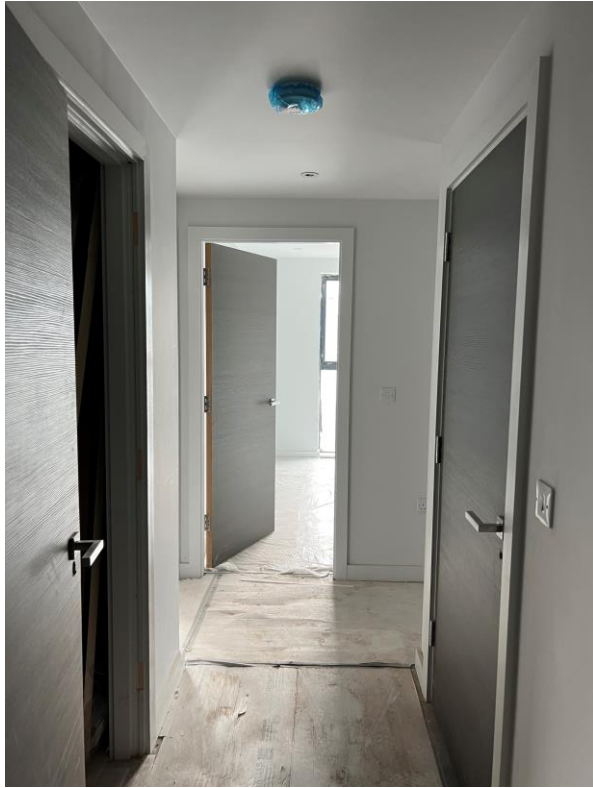
Level 1 – Internal doors installed



Level 1 – Internal doors installed

Internal Fitout Progress

SEPTEMBER 2023



Level 1 – Entrance hall



Level 2 – Internal doors installed

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

SEPTEMBER 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	97% complete
1st fix plumbing and heating	97% complete
Kitchen units and appliances	80% complete
Doorframes	96% complete
Skirting and architrave	73% complete
Bathroom sanitary fittings	74% complete
Wall and floor tiling	92% complete
Carpet and floor finishes	60% complete
Doors and ironmongery	36% complete
Decorations	93% complete
2 nd fix electrical	60% complete
2 nd fix plumbing and heating	60% complete
General fixtures and fittings	0% complete

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – 1st fix smoke alarm



Level 6 – smoke vent control

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – smoke vent installed



Level 6 – smoke vent control

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – 1st fix electrical stairwell



Level 6 – 1st fix electrical stairwell

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – Water meter pipework



Level 6 – PV controls

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – PV controls



Level 6 – PV controls

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – Corridor



Level 6 – Fire doors to services cupboard

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – Corridor



Level 6 – Fire doors to services cupboard

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – Kitchen units and appliances installed



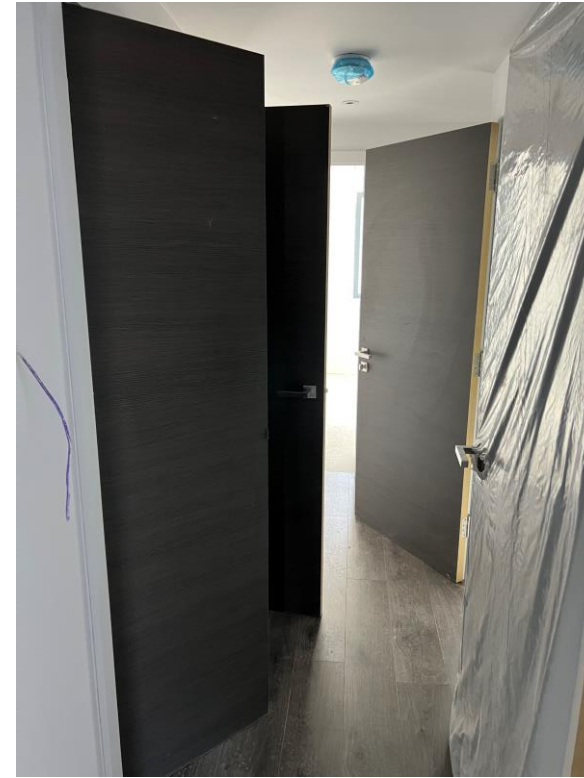
Level 6 – Kitchen units and appliances installed

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – Internal woodgrain doors installed



Level 6 – Internal woodgrain doors installed

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – Sanitary appliances installed



Level 6 – Sanitary appliances installed

Internal Fitout Progress

SEPTEMBER 2023



Level 6 – Heated towel rail installed



Level 6 – Vanity worktop ready to be installed

Sub-Structure & Super-Structure Progress

SEPTEMBER 2023



Level 6 – Feature wall decoration



Level 6 – Laminate flooring

Internal Fitout Progress

SEPTEMBER 2023



Level 5 – Lift lobby plastered



Level 5 – Lift lobby plastered

Internal Fitout Progress

SEPTEMBER 2023



Level 5 – acoustic perforated board to corridor ceiling & fire doors



Level 5 – acoustic perforated board to corridor ceiling & fire doors

Internal Fitout Progress

SEPTEMBER 2023



Level 5 – Kitchen units installed



Level 5 – Kitchen units installed

Internal Fitout Progress

SEPTEMBER 2023



Level 5 – Kitchen worktop installed



Level 5 – Kitchen appliances installed

Internal Fitout Progress

SEPTEMBER 2023



Level 5 – Decorations commenced walls and ceilings



Level 5 – Decorations commenced walls and ceilings

Internal Fitout Progress

SEPTEMBER 2023



Level 4 – sanitary appliances



Level 4 – Heated towel rail installed

Internal Fitout Progress

SEPTEMBER 2023



Level 4 – Kitchen units installed



Level 4 – Doorframes & architrave being installed

Internal Fitout Progress

SEPTEMBER 2023



Level 3 – 2nd fix mechanical & electrical



Level 3 – 2nd fix mechanical & electrical

Internal Fitout Progress

SEPTEMBER 2023



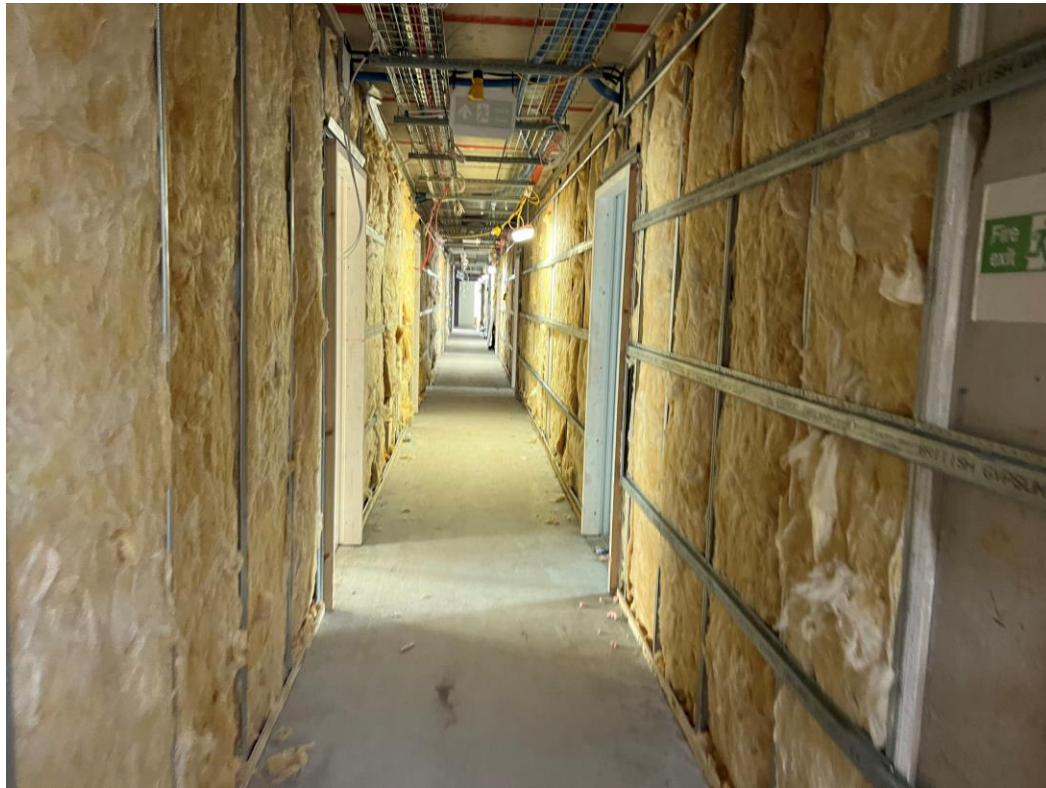
Level 2 – doorframes, skirting and architraves commenced



Level 2 – doorframes, skirting and architraves commenced

Internal Fitout Progress

SEPTEMBER 2023



Level 1 – corridors insulated ready for boarding



Level 1 – corridors insulated ready for boarding

Internal Fitout Progress

SEPTEMBER 2023



Level 1 – corridor walls boarded



Level 1 – Kitchen units commenced

Internal Fitout Progress

SEPTEMBER 2023



Ground Level – mist coat decoration



Ground Level – mist coat decoration

Internal Fitout Progress

SEPTEMBER 2023



Ground Level – Bathroom wall and floor tiling



Ground Level – Bathroom wall and floor tiling

Show Apartment Block 'A'

Merchants Wharf, Salford
New Build Development

Internal Fitout

SEPTEMBER 2023



Showflat 1 – Lounge



Showflat 1 – Kitchen

Internal Fitout

SEPTEMBER 2023



Showflat 1 – Dining



Showflat 1 – Bedroom

Internal Fitout

SEPTEMBER 2023



Showflat 1 – Bedroom



Showflat 1 – Bedroom

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Lounge



Showflat 2 – Kitchen

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Kitchen



Showflat 2 – Dining

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bedroom 1



Showflat 2 – Bedroom 1

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bedroom 1



Showflat 2 – Bedroom 1

Internal Fitout

SEPTEMBER 2023



Showflat 2 – En-suite



Showflat 2 – En-suite

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bedroom 2



Showflat 2 – Bedroom 2

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bathroom



Showflat 2 – Bathroom

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bathroom



Showflat 2 – Bathroom

TO FIND OUT MORE ABOUT

Merchant's Wharf, Salford

PLEASE CONTACT

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