

legacie



Merchant's Wharf Investors Report

IR28 October 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

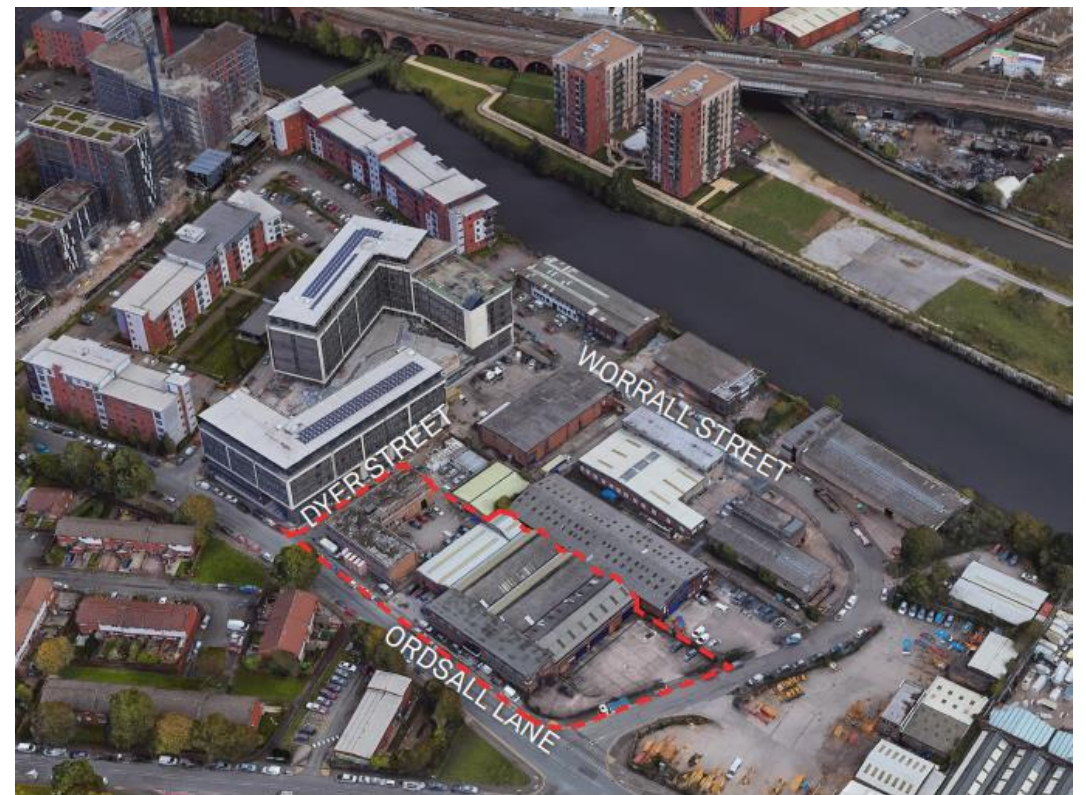
The eleven storey new build development generally comprises:

- 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

OCTOBER 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	100% complete
Flat roof covering	98% complete
Weatherboarding	100% complete
Brickwork to elevations	90% complete
Cladding installation	72% complete
Windows & doors	98% complete
Curtain walling installation	98% complete
Pre-cast concrete Staircase structure	100% complete

Super-Structure Progress

OCTOBER 2023



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

OCTOBER 2023



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

OCTOBER 2023



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

OCTOBER 2023



Block B – Cladding & brickwork



Block B – Cladding & brickwork

Super-Structure Progress

OCTOBER 2023



Block B – Brickwork



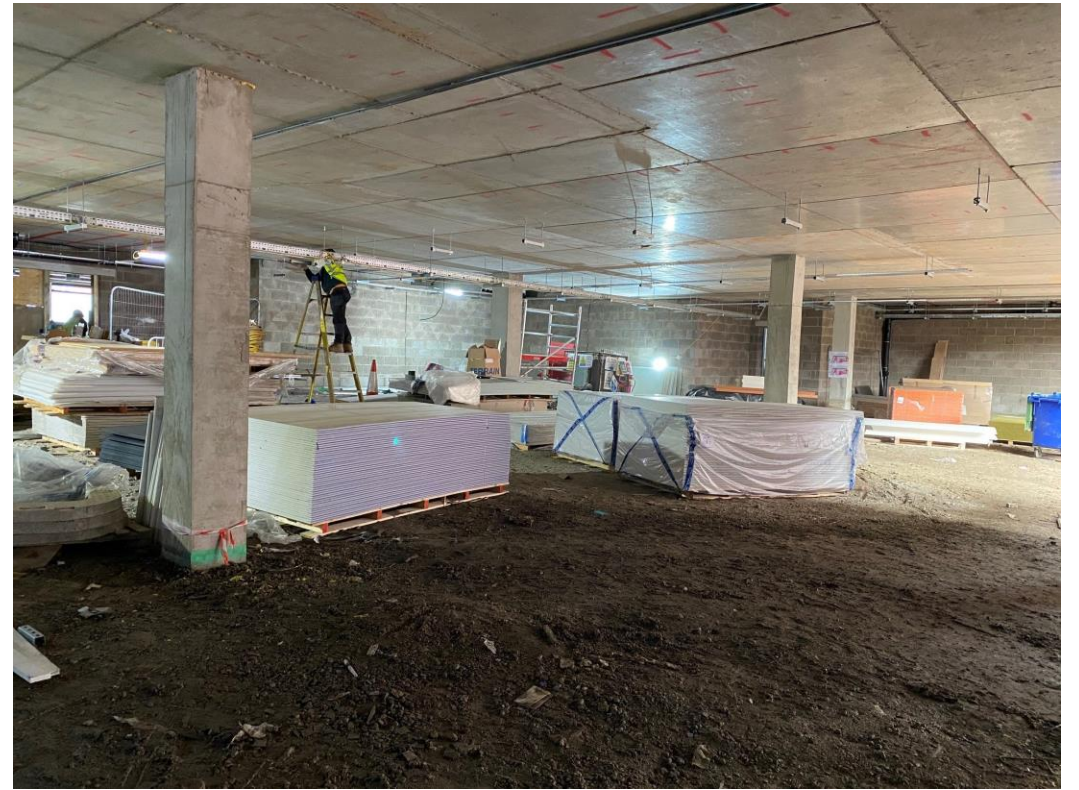
Block B – Brickwork

Super-Structure Progress

OCTOBER 2023



Block B – Podium



Plasterboard stored

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

OCTOBER 2023

Core drilling for services	100% complete
Riser installation	92% complete
Lift installation	99% complete
Above ground drainage	99% complete
Partition walls installation	97% complete
Apartment ceiling installation	90% complete
Plaster finishes walls and ceilings	84% complete
1st fix electrical	94% complete
1st fix plumbing and heating	94% complete
Kitchen units and appliances	84% 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	18% complete
Decorations	70% complete
2 nd fix electrical	84% complete
2 nd fix plumbing and heating	84% complete
General fixtures and fittings	0% complete

Internal Fitout Progress

OCTOBER 2023



Level 7 – Kitchen units & appliance installed



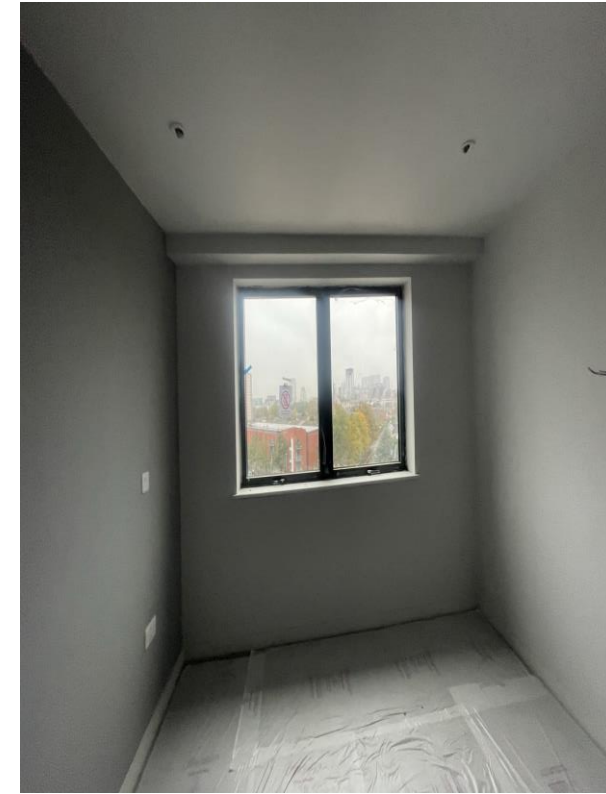
Level 7 – Kitchen units & appliance installed

Internal Fitout Progress

OCTOBER 2023



Level 6 – Feature wall decoration



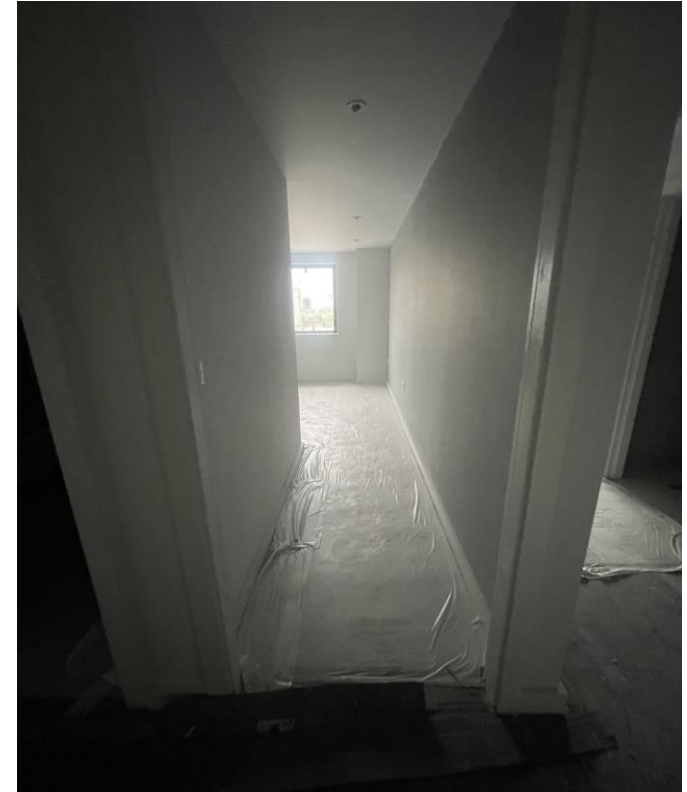
Level 6 – Feature wall decoration

Internal Fitout Progress

OCTOBER 2023



Level 6 – carpet floor covering



Level 6 – carpet floor covering

Internal Fitout Progress

OCTOBER 2023



Level 6 – Kitchen units & appliance installed



Level 6 – Sanitary appliances installed

Internal Fitout Progress

OCTOBER 2023



Level 5 – Kitchen units worktop & appliances installed



Level 5 – 2nd fix mechanical

Internal Fitout Progress

OCTOBER 2023



Level 4 – Kitchen complete



Level 4 – Kitchen complete

Internal Fitout Progress

OCTOBER 2023



Level 2 – Internal doors loaded



Level 2 – Internal doors loaded

Internal Fitout Progress

OCTOBER 2023



Level 2 – Internal doors installed



Level 2 – Internal doors installed

Internal Fitout Progress

OCTOBER 2023



Level 1 – Internal doors & ironmongery installed



Level 1 – Internal doors & ironmongery installed

Internal Fitout Progress

OCTOBER 2023



Level 1 – Bedroom finishes



Level 2 – Carpets installed

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

OCTOBER 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	98% complete
Plaster finishes walls and ceilings	95% complete
1st fix electrical	97% complete
1st fix plumbing and heating	97% complete
Kitchen units and appliances	86% complete
Doorframes	96% complete
Skirting and architrave	89% complete
Bathroom sanitary fittings	91% complete
Wall and floor tiling	92% complete
Carpet and floor finishes	69% complete
Doors and ironmongery	49% complete
Decorations	93% complete
2 nd fix electrical	80% complete
2 nd fix plumbing and heating	80% complete
General fixtures and fittings	0% complete

Internal Fitout Progress

OCTOBER 2023



Level 6 – acoustic perforated board to corridor ceiling & fire doors



Level 6 – Carpet floor covering

Internal Fitout Progress

OCTOBER 2023



Level 6 – Kitchen units and appliances installed



Level 6 – Kitchen units and appliances installed

Internal Fitout Progress

OCTOBER 2023



Level 6 – Internal woodgrain door installed



Level 6 – Carpet floor coverings

Internal Fitout Progress

OCTOBER 2023



Level 6 – Sanitary appliances installed



Level 6 – Sanitary appliances installed

Internal Fitout Progress

OCTOBER 2023



Level 6 – Vanity worktop



Level 6 – Sanitary appliances installed

Internal Fitout Progress

OCTOBER 2023



Level 6 – Feature wall decoration



Level 6 – Carpet floor covering

Internal Fitout Progress

OCTOBER 2023



Level 5 – Kitchen complete



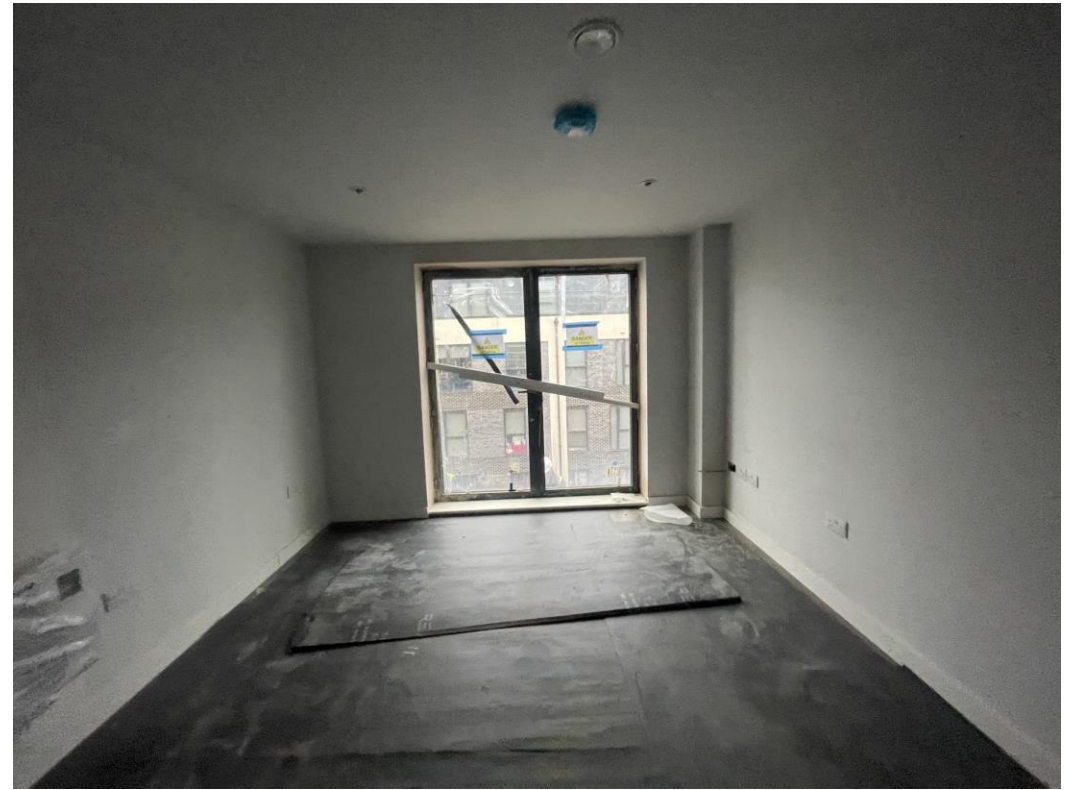
Level 5 – Kitchen complete

Internal Fitout Progress

OCTOBER 2023



Level 5 – Decorations commenced walls and ceilings



Level 5 – Decorations commenced walls and ceilings

Internal Fitout Progress

OCTOBER 2023



Level 5 – Sanitary appliances



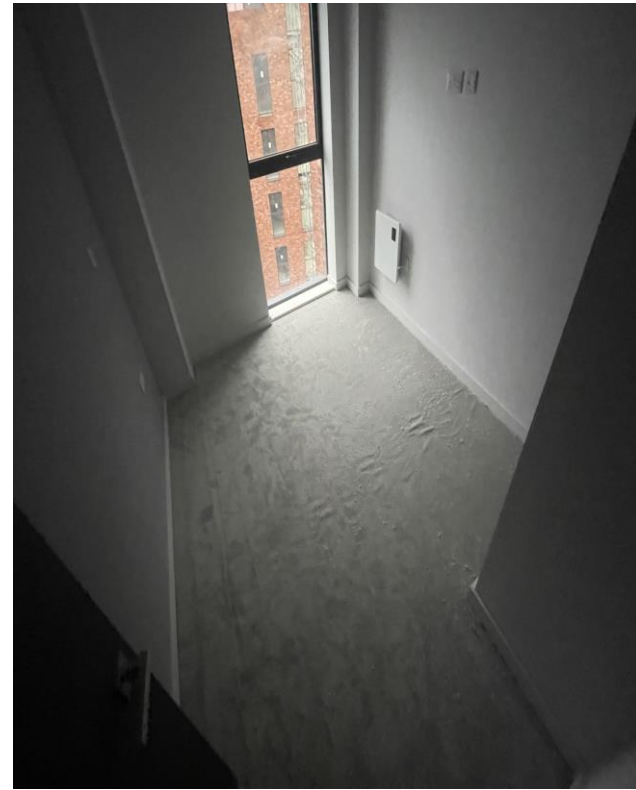
Level 5 – 2nd fix mechanical & electrical

Internal Fitout Progress

OCTOBER 2023



Level 5 – Feature wall decoration



Level 5 – Carpet floor covering

Internal Fitout Progress

OCTOBER 2023



Level 4 – Kitchen units & worktop installed



Level 4 – Internal woodgrain door installed

Internal Fitout Progress

OCTOBER 2023



Level 3 – Timber window board installed



Level 3 – Laminate flooring

Internal Fitout Progress

OCTOBER 2023



Level 3 – 2nd fix mechanical & electrical



Level 3 – 2nd fix mechanical & electrical

Internal Fitout Progress

OCTOBER 2023



Level 2 – Corridor



Level 2 – Wall tape & jointing on-going

Internal Fitout Progress

OCTOBER 2023



Level 2 – Internal woodgrain door installed



Level 2 – Wall & ceiling decoration commenced

Internal Fitout Progress

OCTOBER 2023



Level 1 – Boarding of corridor walls



Level 1 – Corridor ceiling grid erected

Internal Fitout Progress

OCTOBER 2023



Level 1 – Kitchen units commenced



Level 1 – Kitchen units commenced

Internal Fitout Progress

OCTOBER 2023



Ground Level – mist coat decoration



Ground Level – mist coat decoration

Internal Fitout Progress

OCTOBER 2023



Sanitary appliances installed



Sanitary appliances installed

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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