

legacie



# Merchant's Wharf Investors Report

IR29 November 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

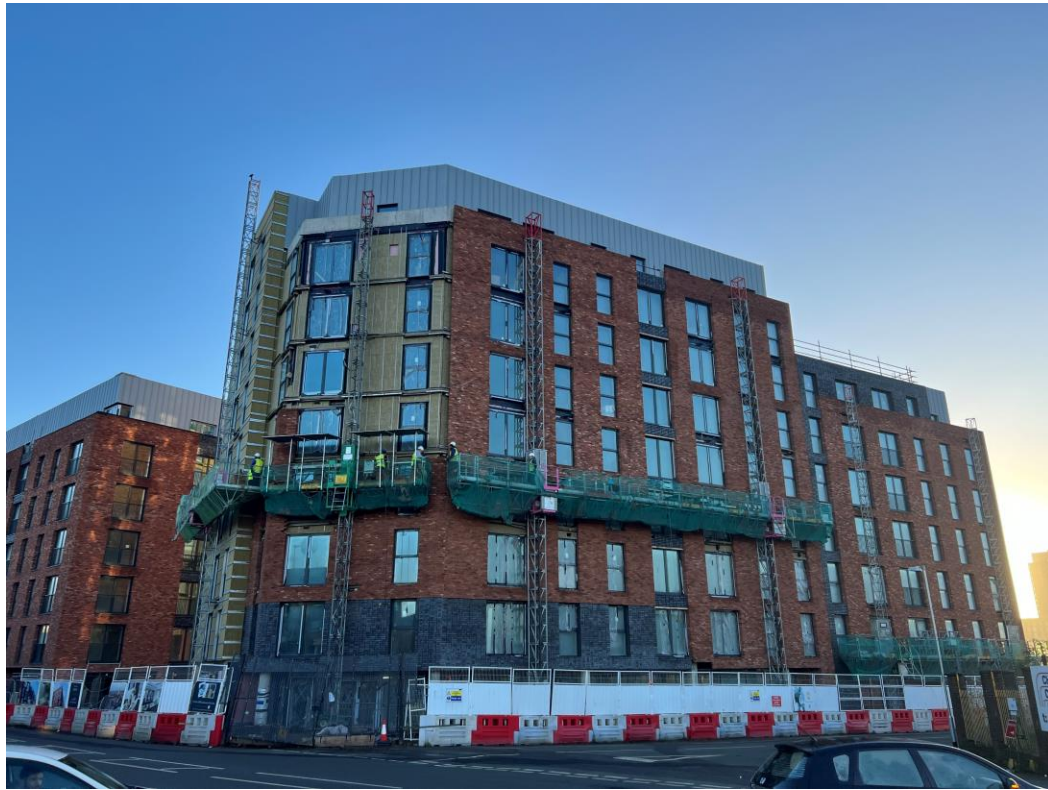
NOVEMBER 2023

|  |               |
|--|---------------|
| 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                                | 83% complete  |
| Windows & doors                                      | 98% complete  |
| Curtain walling installation                         | 98% complete  |
| Pre-cast concrete Staircase structure                | 100% complete |



# Super-Structure Progress

NOVEMBER 2023



Ordsall Lane site view



Ordsall Lane site view

# Super-Structure Progress

NOVEMBER 2023



Ordsall Lane site view



Ordsall Lane site view



# Super-Structure Progress

NOVEMBER 2023



Ordsall Lane site view



Ordsall Lane site view

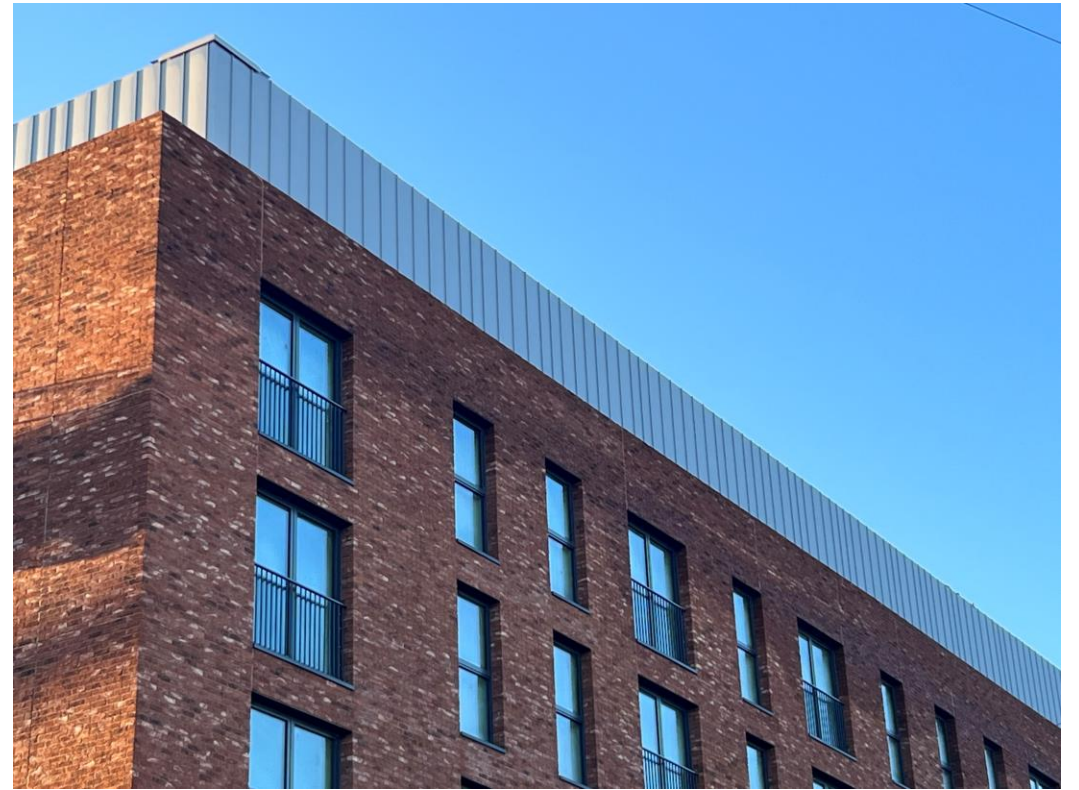


# Super-Structure Progress

NOVEMBER 2023



Ordsall Lane site view

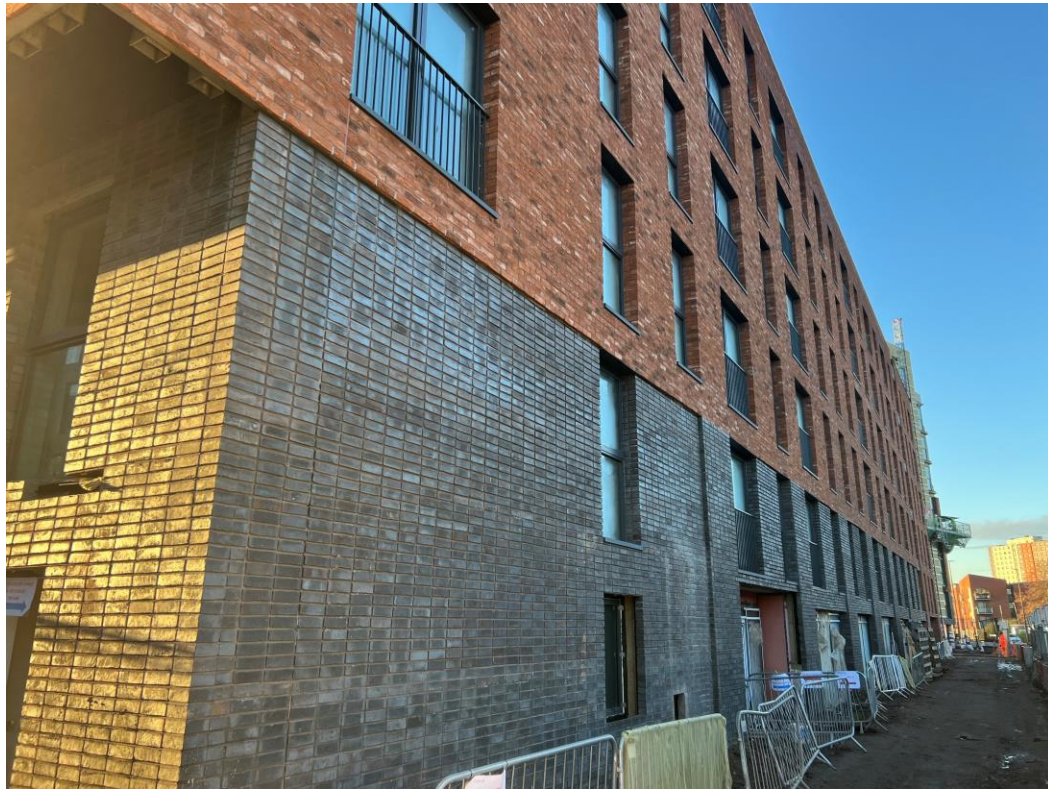


Ordsall Lane site view

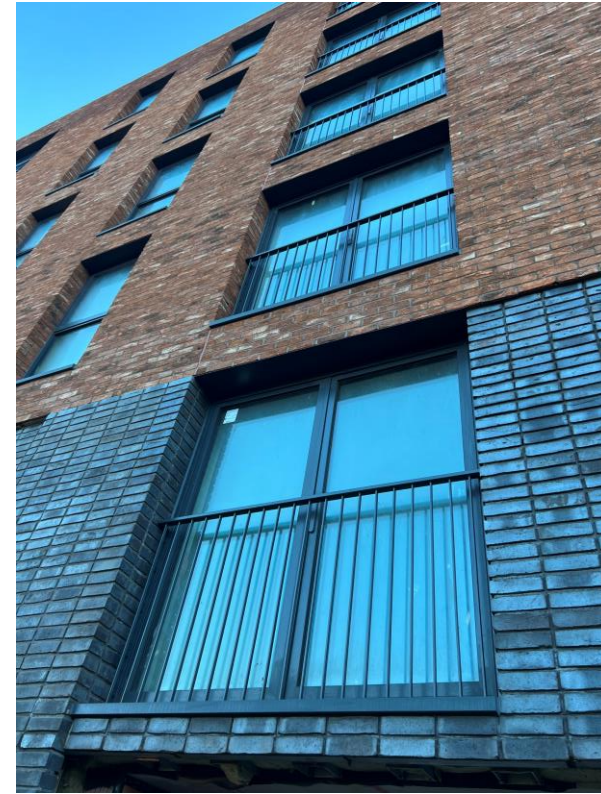


# Super-Structure Progress

NOVEMBER 2023



Ordsall Lane site view



Ordsall Lane site view

# Super-Structure Progress

NOVEMBER 2023



Worrall Street site view



Worrall Street site view



# Super-Structure Progress

NOVEMBER 2023



Worrall Street site view



Worrall Street site view



# Super-Structure Progress

NOVEMBER 2023



Worrall Street site view

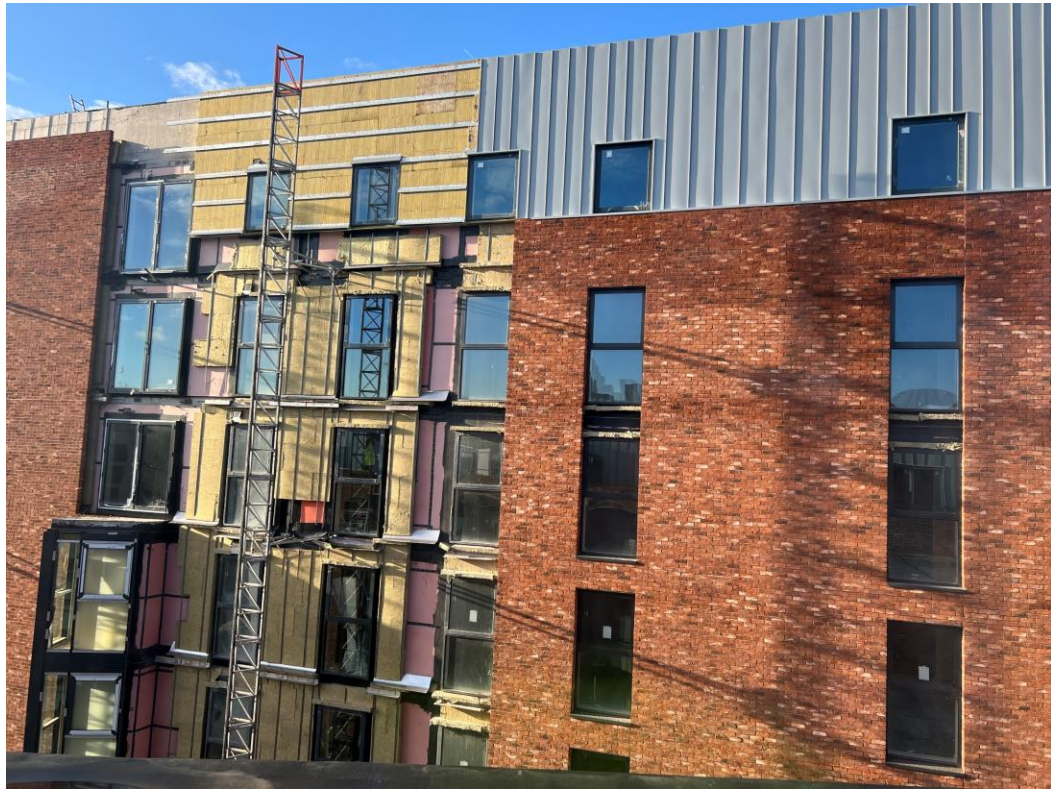


Worrall Street site view



# Super-Structure Progress

NOVEMBER 2023



Block A wall insulation and cladding



Block A wall insulation and cladding

# Super-Structure Progress

NOVEMBER 2023



Block A wall cladding

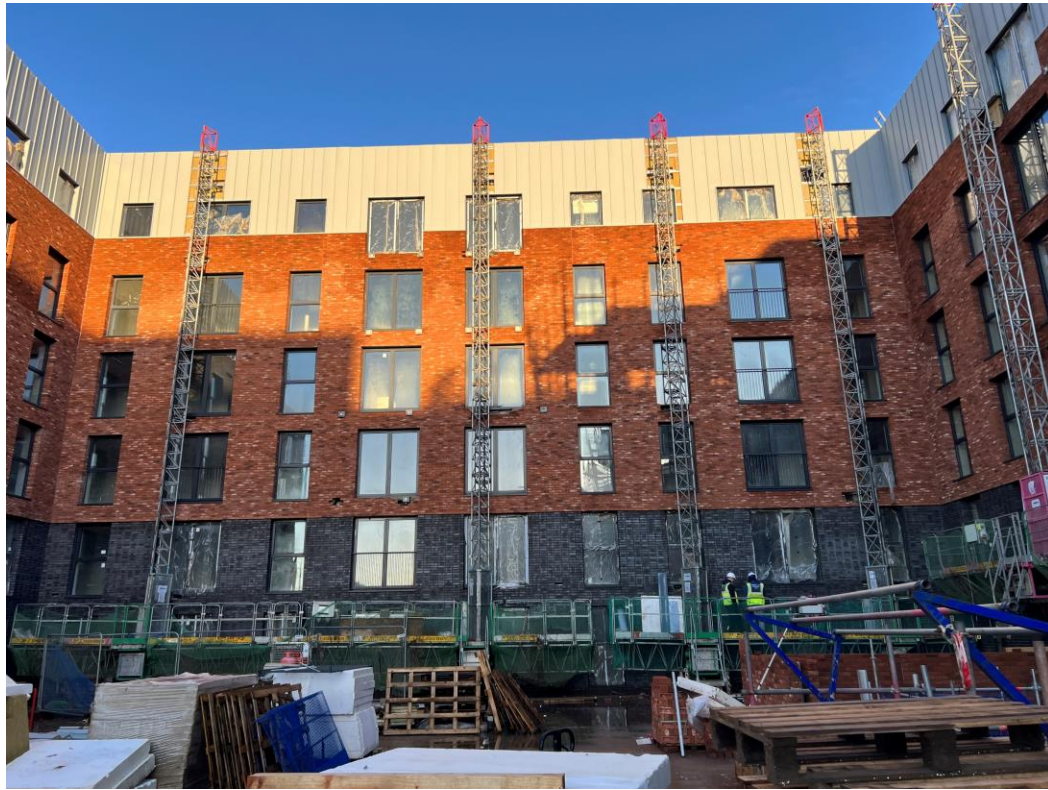


Block A wall cladding

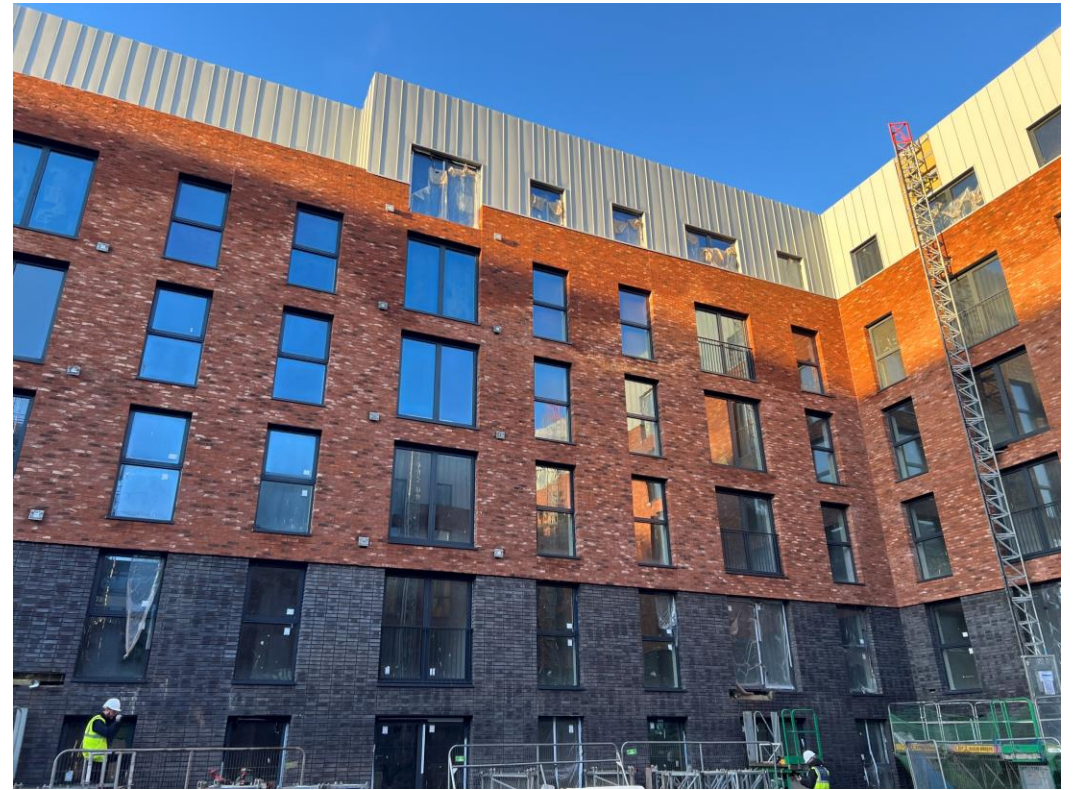


# Super-Structure Progress

NOVEMBER 2023



Block B wall brickwork and cladding

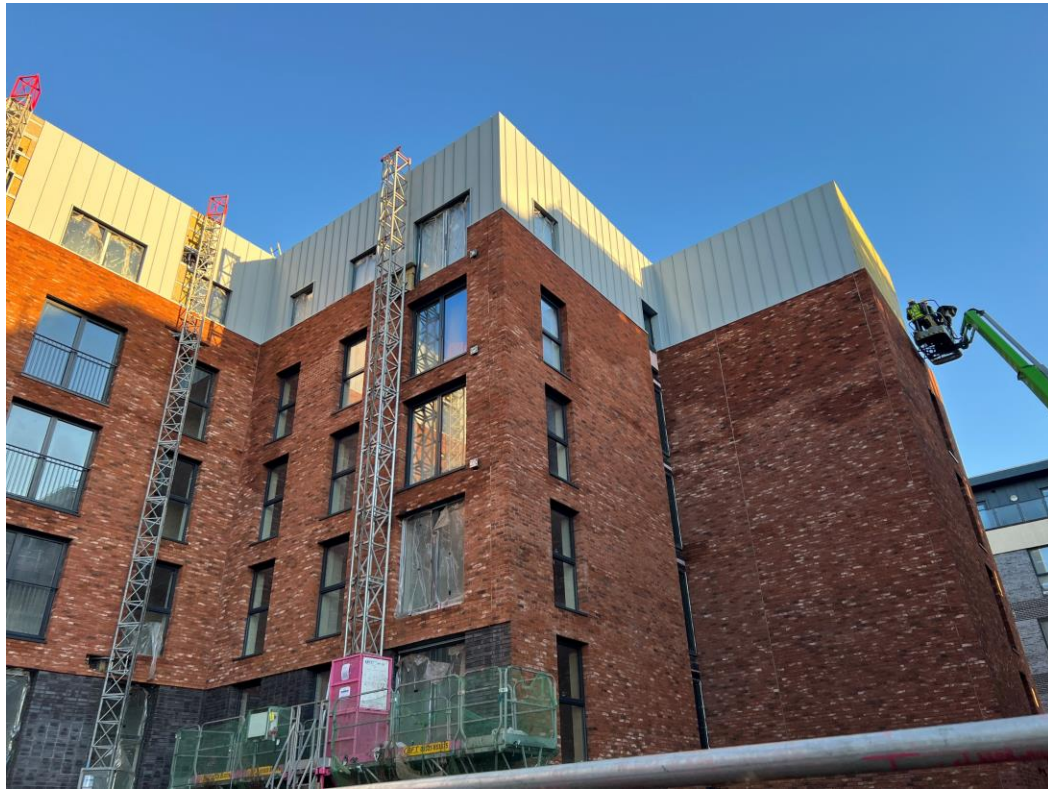


Block B brickwork and cladding



# Super-Structure Progress

NOVEMBER 2023



Block B wall brickwork and cladding



Block B brickwork parapet



# Internal Fit-out Block 'A'

Merchants Wharf, Salford  
New Build Development

# BLOCK A

## Internal Fit-out

### Construction Progress

NOVEMBER 2023

|  |               |
|--|---------------|
| Core drilling for services               | 100% complete |
| Riser installation                       | 90% complete  |
| Lift installation                        | 99% complete  |
| Above ground drainage                    | 100% complete |
| Partition walls installation             | 98% complete  |
| Apartment ceiling installation           | 89% complete  |
| Plaster finishes walls and ceilings      | 90% complete  |
| 1st fix electrical                       | 95% complete  |
| 1st fix plumbing and heating             | 94% complete  |
| Kitchen units and appliances             | 84% complete  |
| Doorframes                               | 85% complete  |
| Skirting and architrave                  | 69% complete  |
| Bathroom sanitary fittings               | 79% complete  |
| Wall and floor tiling                    | 85% complete  |
| Carpet and floor finishes                | 66% complete  |
| Doors and ironmongery                    | 46% complete  |
| Decorations                              | 69% complete  |
| 2 <sup>nd</sup> fix electrical           | 84% complete  |
| 2 <sup>nd</sup> fix plumbing and heating | 83% complete  |
| General fixtures and fittings            | 0% complete   |



# Internal Fitout Progress

NOVEMBER 2023



Level 8 – Hoist apartment plaster skim finish



Level 8 – Hoist apartment plaster skim finish

# Internal Fitout Progress

NOVEMBER 2023



Level 8 – Hoist apartment plaster skim finish



Level 8 – Hoist apartment plaster skim finish



# Internal Fitout Progress

NOVEMBER 2023



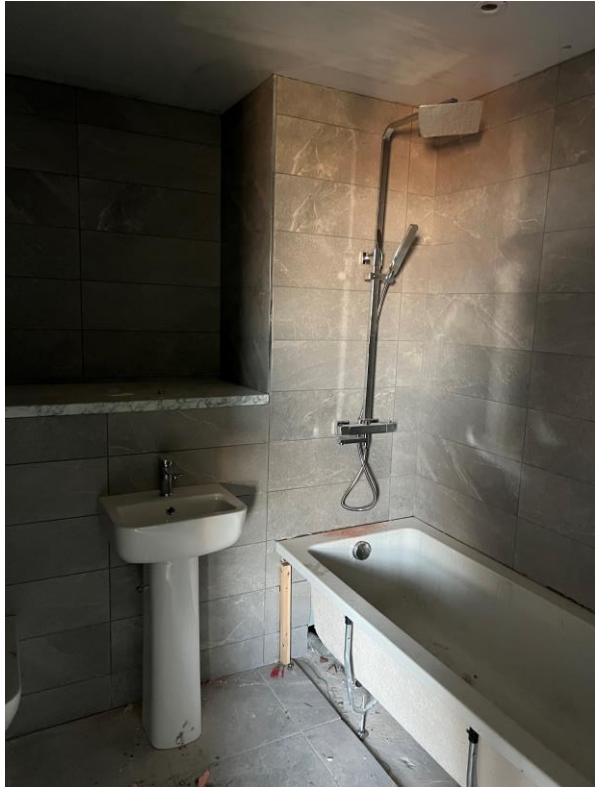
Level 8 – Kitchen units & worktops installed



Level 8 – Kitchen units & worktops installed

# Internal Fitout Progress

NOVEMBER 2023



Level 8 – Bathroom sanitary appliances



Level 8 – Mechanical appliances



# Internal Fitout Progress

NOVEMBER 2023



Level 7 – Internal doors installed



Level 7 – Internal doors installed

# Internal Fitout Progress

NOVEMBER 2023



Level 6 – Kitchen units & worktops installed



Level 6 – Kitchen units & worktops installed

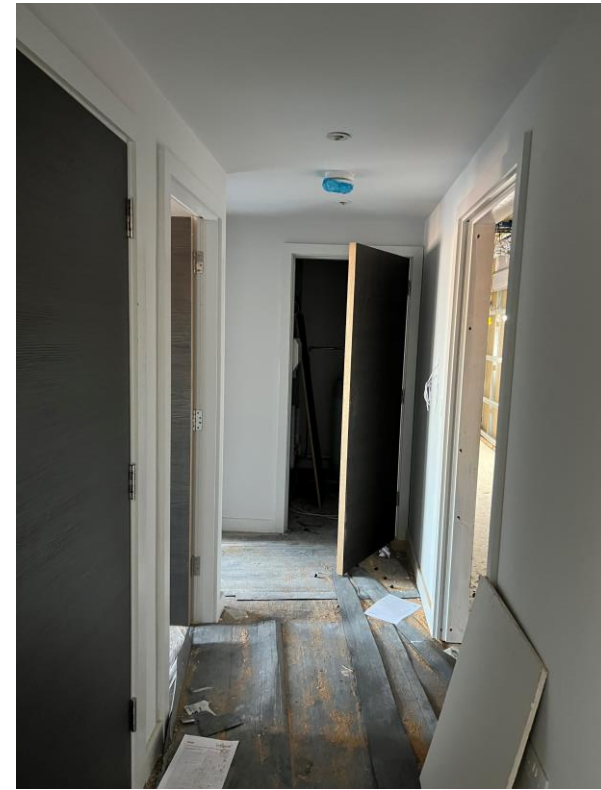


# Internal Fitout Progress

NOVEMBER 2023



Level 6 – Internal doors installed



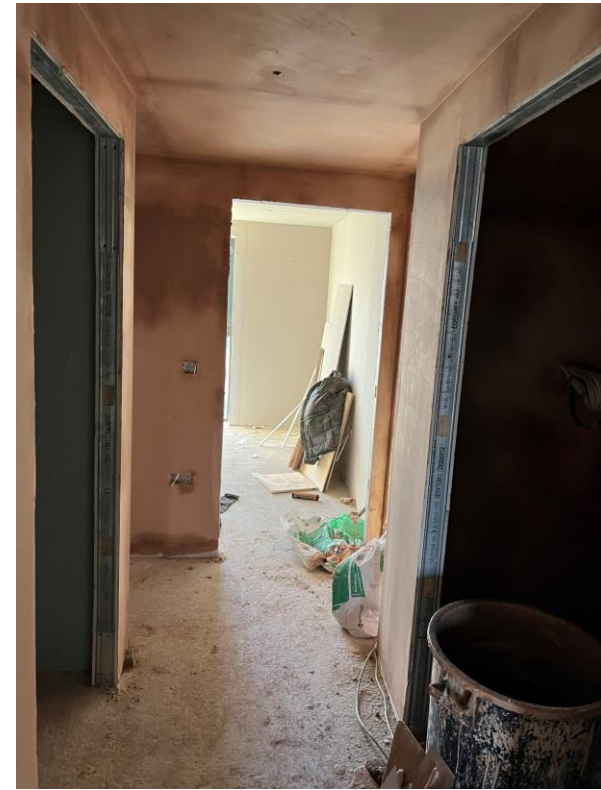
Level 6 – Internal doors installed

# Internal Fitout Progress

NOVEMBER 2023



Level 6 – Hoist apartment plaster skim finish



Level 6 – Hoist apartment plaster skim finish



# Internal Fitout Progress

NOVEMBER 2023



Level 5 – carpet floor covering



Level 5 – carpet floor covering

# Internal Fitout Progress

NOVEMBER 2023



Level 5 – feature wall finish



Level 5 – feature wall finish



# Internal Fitout Progress

NOVEMBER 2023



Level 5 – vanity top installed



Level 5 – vanity top installed

# Internal Fitout Progress

NOVEMBER 2023



Level 5 – kitchen sink and tap



Level 5 – kitchen sink and tap



# Internal Fitout Progress

NOVEMBER 2023



Level 4 – acoustic ceiling decoration corridor



Level 4 – acoustic ceiling decoration corridor

# Internal Fitout Progress

NOVEMBER 2023



Level 4 – vanity top installed



Level 4 – vanity top installed



# Internal Fitout Progress

NOVEMBER 2023



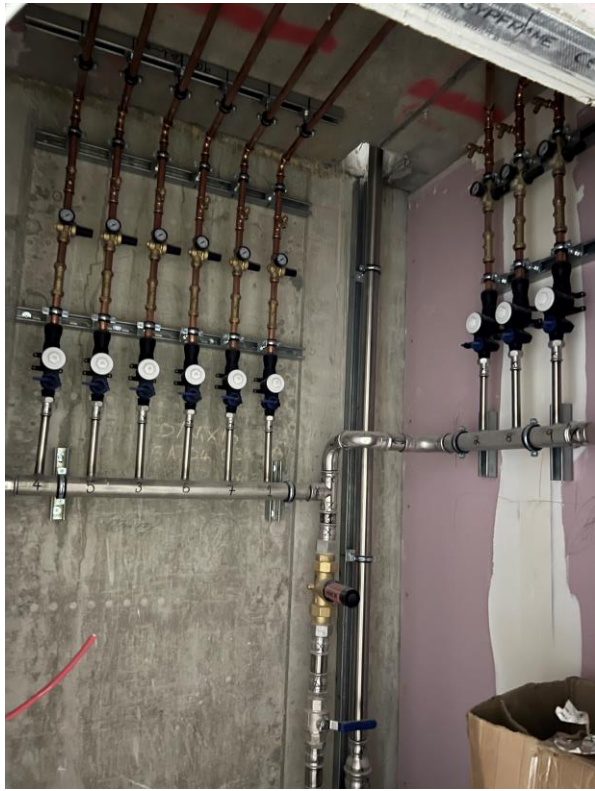
Level 4 – entry phone



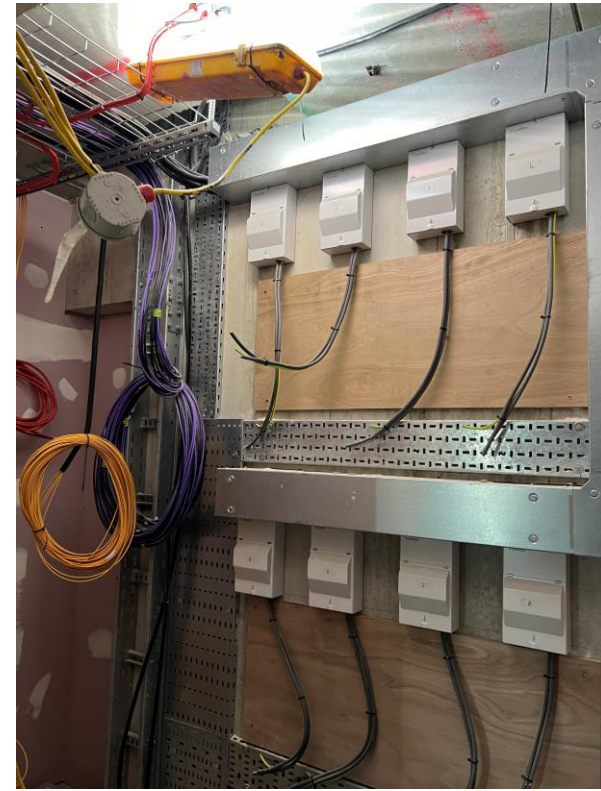
Level 4 – wall panel heating

# Internal Fitout Progress

NOVEMBER 2023



Level 4 – plumbing pipework preparation water heaters



Level 4 – electrical preparation for meters



# Internal Fitout Progress

NOVEMBER 2023



Level 3 – floor tiling lift lobby



Level 3 – floor tiling lift lobby

# Internal Fitout Progress

NOVEMBER 2023



Level 2 – mechanical ventilation



Level 2 – mechanical water heater



# Internal Fitout Progress

NOVEMBER 2023



Level 1 – apartment entrance doors



Level 1 – apartment entrance doors

# Internal Fit-out Block 'B'

Merchants Wharf, Salford  
New Build Development



# BLOCK B

## Internal Fit-out

### Construction Progress

NOVEMBER 2023

|  |               |
|--|---------------|
| Core drilling for services               | 100% complete |
| Riser installation                       | 0% complete   |
| Lift installation                        | 99% complete  |
| Above ground drainage                    | 100% complete |
| Partition walls installation             | 99% complete  |
| Apartment ceiling installation           | 99% complete  |
| Plaster finishes walls and ceilings      | 98% complete  |
| 1st fix electrical                       | 97% complete  |
| 1st fix plumbing and heating             | 97% complete  |
| Kitchen units and appliances             | 90% complete  |
| Doorframes                               | 92% complete  |
| Skirting and architrave                  | 90% complete  |
| Bathroom sanitary fittings               | 95% complete  |
| Wall and floor tiling                    | 98% complete  |
| Carpet and floor finishes                | 73% complete  |
| Doors and ironmongery                    | 90% complete  |
| Decorations                              | 94% complete  |
| 2 <sup>nd</sup> fix electrical           | 89% complete  |
| 2 <sup>nd</sup> fix plumbing and heating | 89% complete  |
| General fixtures and fittings            | 0% complete   |

# Internal Fitout Progress

NOVEMBER 2023



Level 6 – door to stairwell



Level 6 – corridor door installed

# Internal Fitout Progress

NOVEMBER 2023



Level 6 – corridor door installed

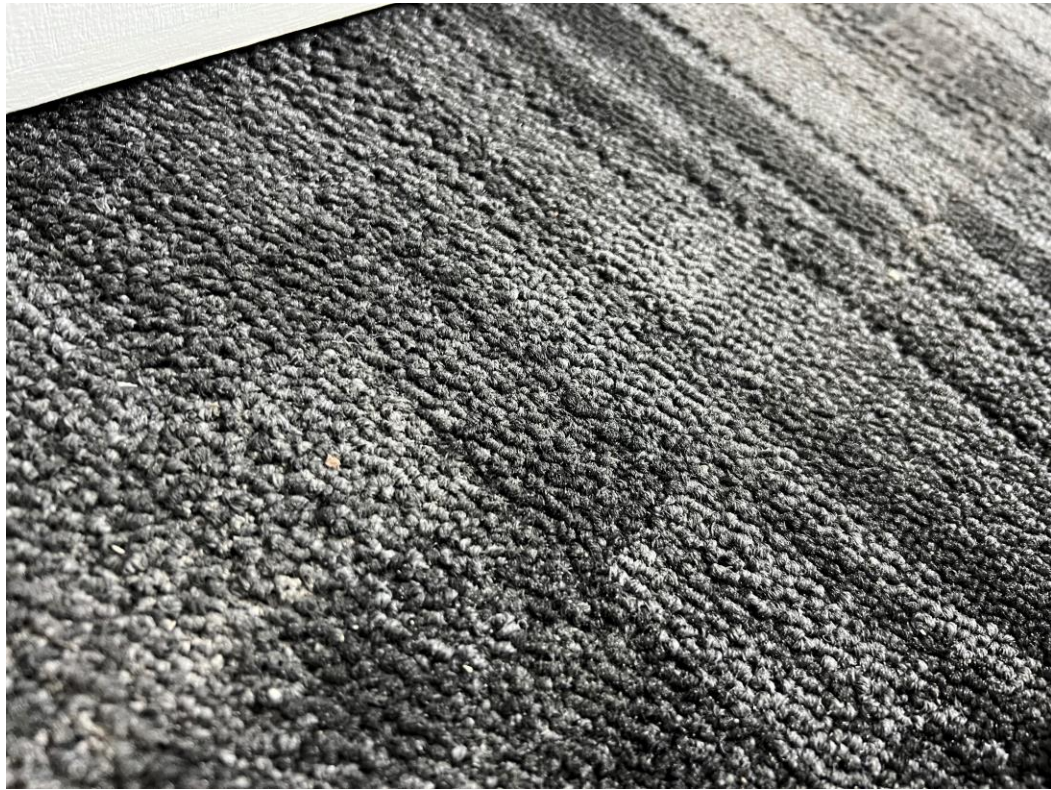


Level 6 – services cup'd doors painted



# Internal Fitout Progress

NOVEMBER 2023



Level 6 – corridor carpet



Level 6 – corridor carpet

# Internal Fitout Progress

NOVEMBER 2023



Level 6 – corridor lighting



Level 6 – means of escape signage



# Internal Fitout Progress

NOVEMBER 2023



Level 6 – Sanitary appliances installed



Level 6 – Sanitary appliances installed



# Internal Fitout Progress

NOVEMBER 2023



Level 6 – Bathroom vanity top installed



Level 6 – Heated towel rail

# Internal Fitout Progress

NOVEMBER 2023



Level 6 – Kitchen units installed



Level 6 – Kitchen appliances installed

# Internal Fitout Progress

NOVEMBER 2023



Level 6 – Kitchen appliances installed



Level 6 – Kitchen sink installed



# Internal Fitout Progress

NOVEMBER 2023



Level 6 – Second fix electrical



Level 6 – Second fix electrical

# Internal Fitout Progress

NOVEMBER 2023



Level 5 – Apartment entrance door installed



Level 6 – Apartment entrance door installed

# Internal Fitout Progress

NOVEMBER 2023



Level 5 – Kitchen units installed



Level 5 – bedroom decoration & carpet complete



# Internal Fitout Progress

NOVEMBER 2023



Level 4 – Kitchen units installed



Level 4 – Lounge laminate flooring

# Internal Fitout Progress

NOVEMBER 2023



Level 3 – corridor carpet



Level 3 – corridor carpet

# Internal Fitout Progress

NOVEMBER 2023



Level 3 – 2<sup>nd</sup> fix mechanical & electrical



Level 3 – 2<sup>nd</sup> fix mechanical & electrical



# Internal Fitout Progress

NOVEMBER 2023



Level 2 – Kitchen units installed



Level 2 – Apartment doors installed

# Internal Fitout Progress

NOVEMBER 2023



Level 1 – corridors boarded ready for decoration



Level 1 – corridors boarded ready for decoration

# Internal Fitout Progress

NOVEMBER 2023



Level 1 – Apartment doors installed



Level 1 – Apartment doors installed



# Internal Fitout Progress

NOVEMBER 2023



Level 1 – Kitchen units installed



Level 1 – Sanitary fittings

# Internal Fitout Progress

NOVEMBER 2023



Ground Level – Kitchen units installed



Ground Level - Sanitary fittings

# 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

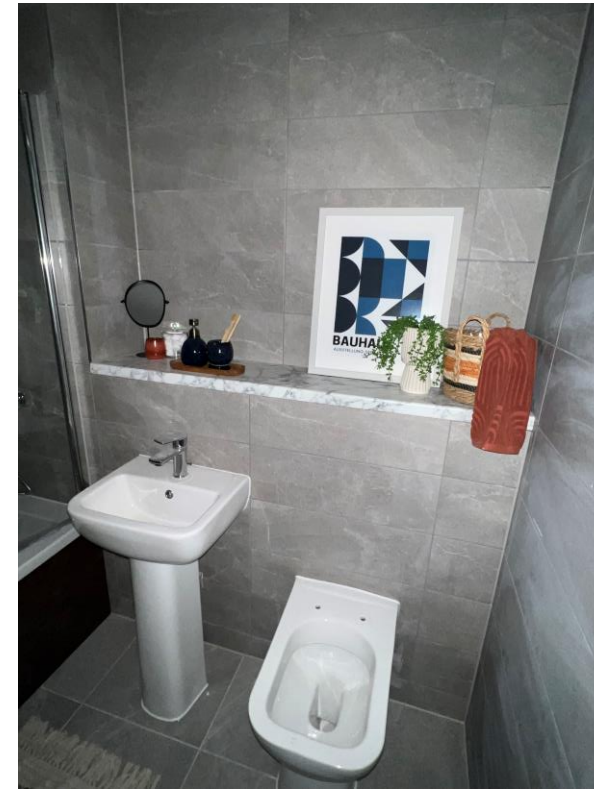


# Internal Fitout

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

# legacie

WWW.LEGACIE.CO.UK

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