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Merchant's Wharf Investors Report

IR30 December 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

Land at corner of Ordsall Lane, Dyer Street & Worrall Street, Salford, Manchester M5

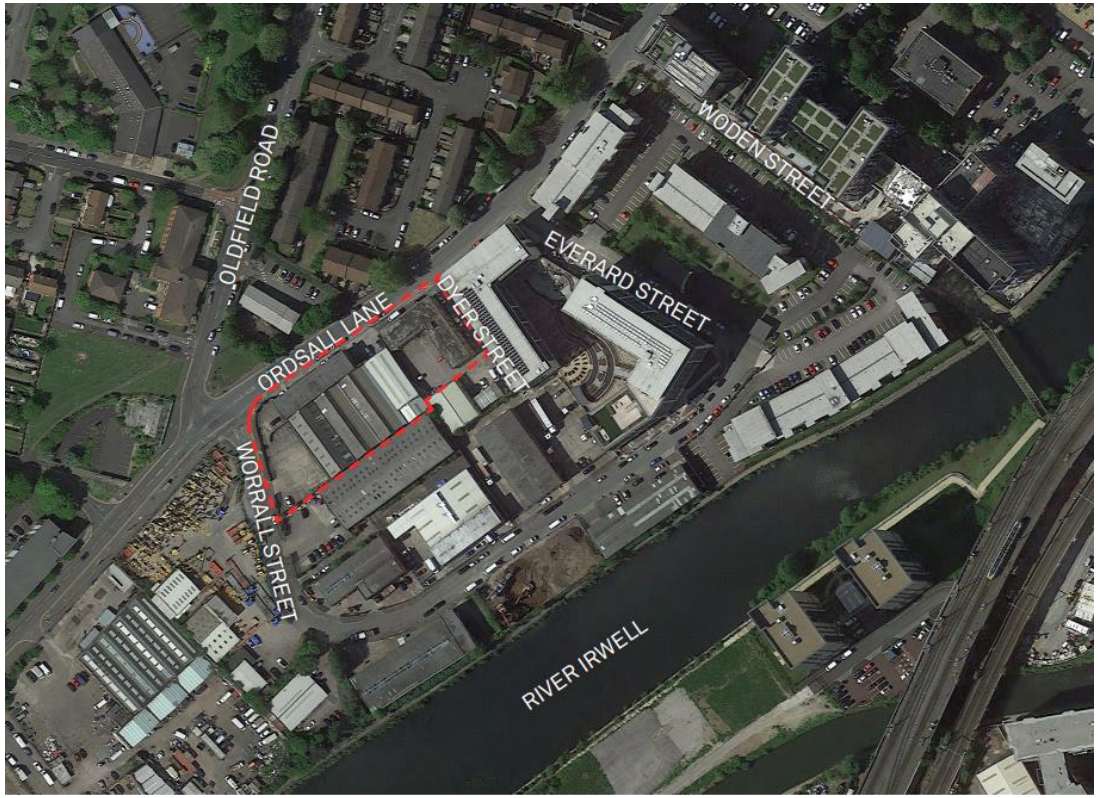
New Build Two Block Development to Create Residential Apartments Commercial Units & Underground Parking

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

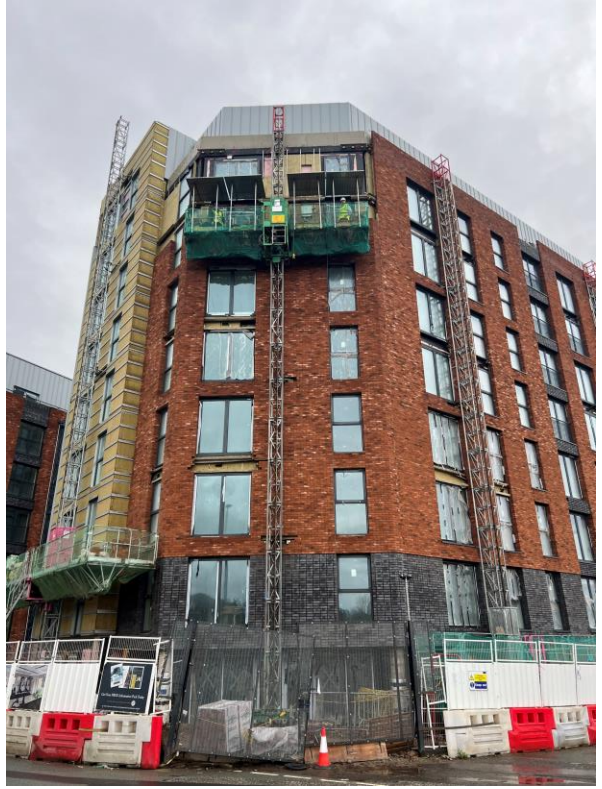
DECEMBER 2023

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	95% complete
Cladding installation	94% complete
Windows & doors	99% complete
Curtain walling installation	99% complete
Pre-cast concrete Staircase structure	100% complete

Super-Structure Progress

DECEMBER 2023

Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

DECEMBER 2023

Ordsall Lane site view

Ordsall Lane site view

Super-Structure Progress

DECEMBER 2023

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Super-Structure Progress

DECEMBER 2023

Ordsall Lane site view

Ordsall Lane site view

Super-Structure Progress

DECEMBER 2023

Ordsall Lane site view

Site compound view

Super-Structure Progress

DECEMBER 2023

Podium site view

Podium site view

Super-Structure Progress

DECEMBER 2023

Site compound view

Podium site view

Super-Structure Progress

DECEMBER 2023

Block B wall insulation and cladding

Block B parapet handrails

Super-Structure Progress

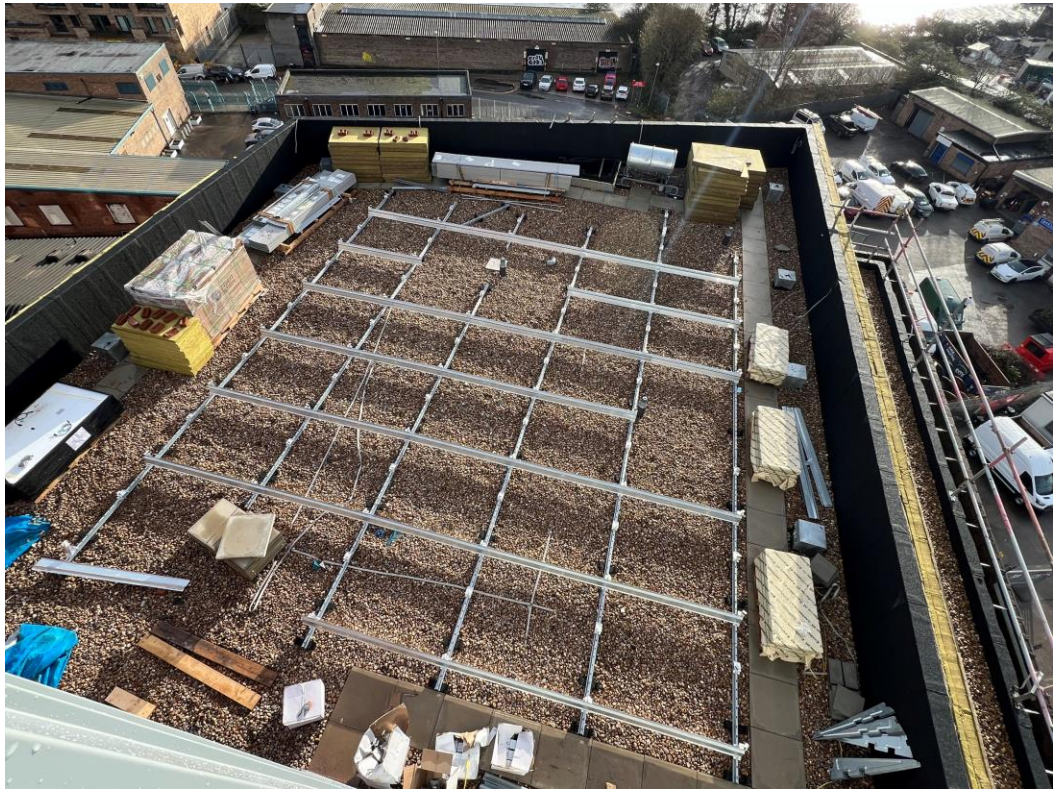
DECEMBER 2023

Block A wall insulation and cladding

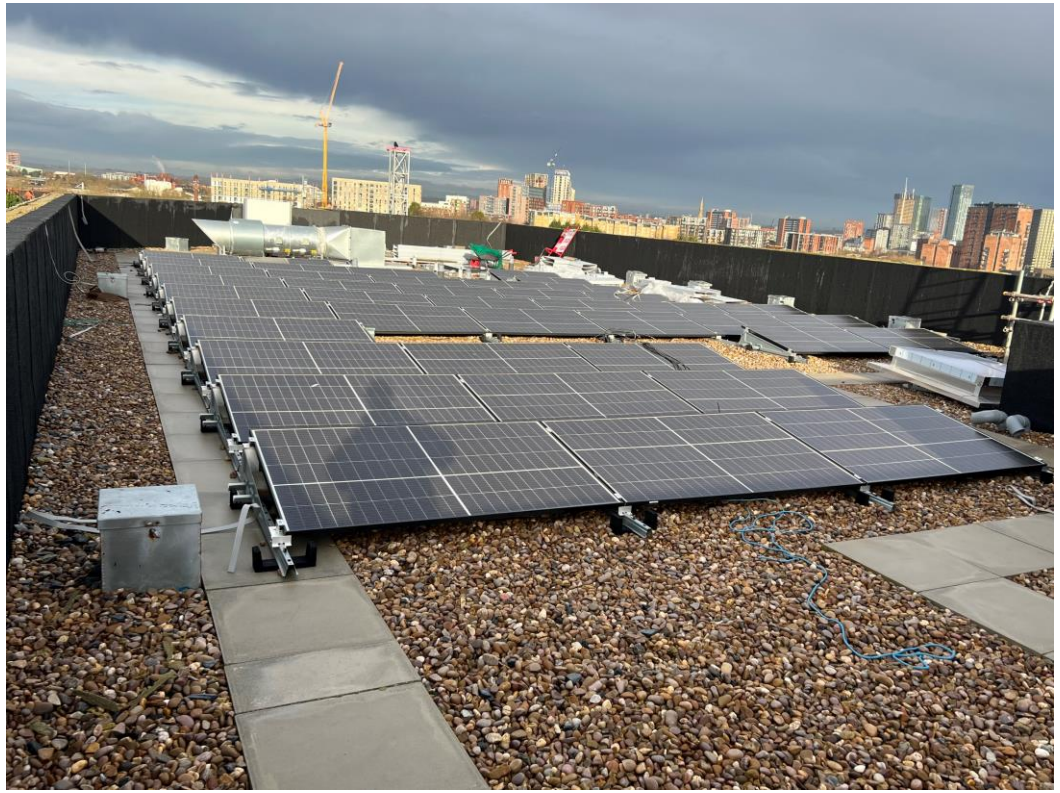
Block A PV framework

Super-Structure Progress

DECEMBER 2023



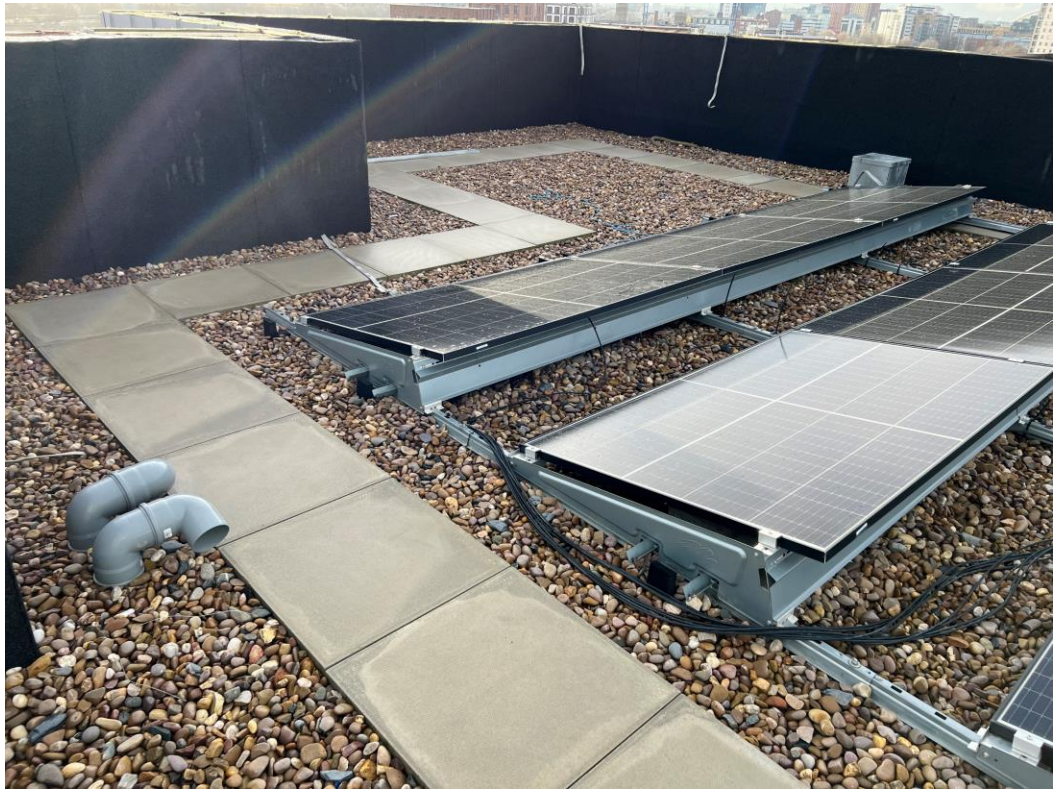
Block A PV framework



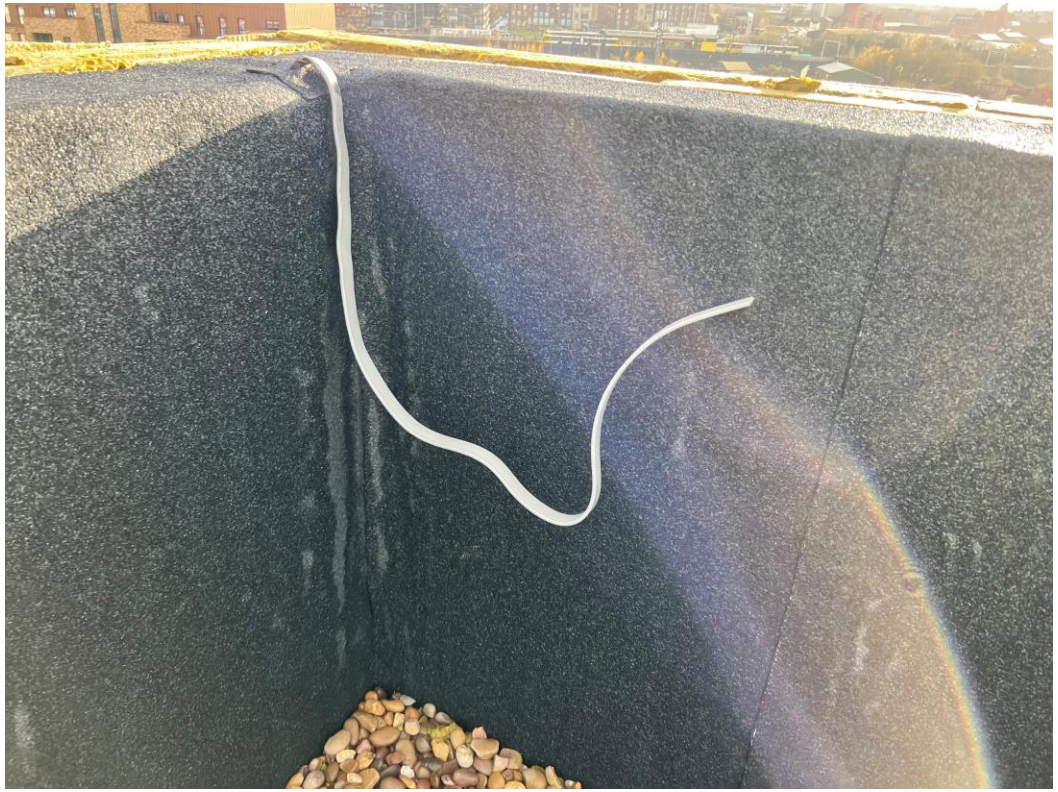
Block B PV Panels

Super-Structure Progress

DECEMBER 2023



Block B PV Panels

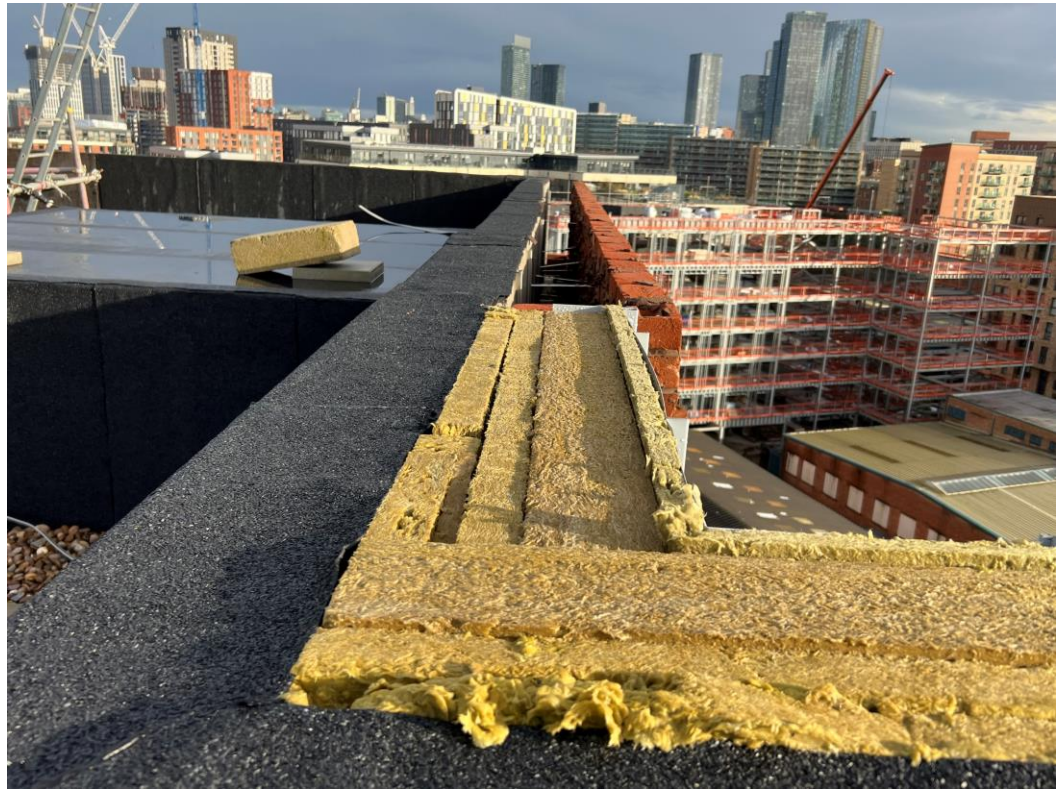


Lightning cable

Super-Structure Progress

DECEMBER 2023

Block A wall cladding



Block B cavity insulation

Internal Fit-out Block ‘A’

Merchants Wharf, Salford
New Build Development

BLOCK A
Internal Fit-out
Construction Progress

December 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	91% 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	84% complete
Bathroom sanitary fittings	82% complete
Wall and floor tiling	78% complete
Carpet and floor finishes	76% complete
Doors and ironmongery	36% complete
Decorations	66% complete
2nd fix electrical	82% complete
2nd fix plumbing and heating	82% complete
General fixtures and fittings	25% complete

Internal Fitout Progress

DECEMBER 2023

Level 8 – Kitchen units & worktops installed

Level 8 – Appliances installed

Internal Fitout Progress

DECEMBER 2023

Level 8 – latex screed applied

Level 8 – kitchen unit

Internal Fitout Progress

DECEMBER 2023

Level 8 – Bathroom sanitary appliances

Level 8 – Mechanical appliances

Internal Fitout Progress

DECEMBER 2023

Level 7 – wall & ceiling decoration

Level 7 – 2nd fix joinery

Internal Fitout Progress

DECEMBER 2023

Level 6 – Kitchen units & worktops installed

Level 6 – Kitchen units & worktops installed

Internal Fitout Progress

DECEMBER 2023

Level 6 – Internal doors installed

Level 6 – Mechanical appliances

Internal Fitout Progress

DECEMBER 2023

Level 6 – feature wall decoration

Level 6 – electrical consumer unit

Internal Fitout Progress

DECEMBER 2023

Level 6 – Hoist apartment wall & ceiling plastered

Level 6 – Hoist apartment wall & ceiling plastered

Internal Fitout Progress

DECEMBER 2023

Level 5 – carpet floor covering

Level 5 – carpet floor covering

Internal Fitout Progress

DECEMBER 2023

Level 5 – feature wall finish

Level 5 – Decoration to joinery

Internal Fitout Progress

DECEMBER 2023

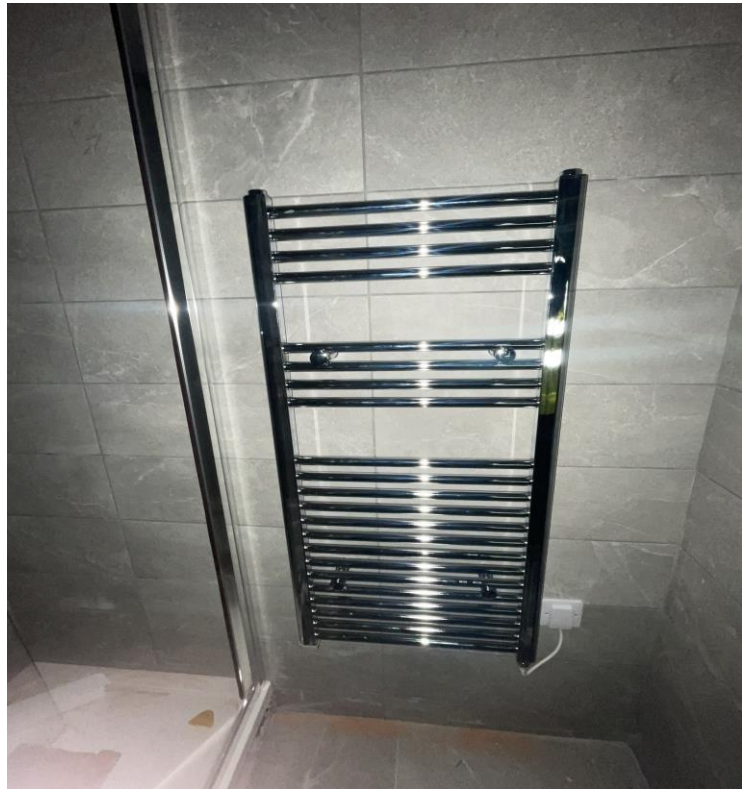
Level 5 – vanity top installed

Level 5 – Shower screen installed

Internal Fitout Progress

DECEMBER 2023

Level 5 – Kitchen complete



Level 5 – heated towel rail

Internal Fitout Progress

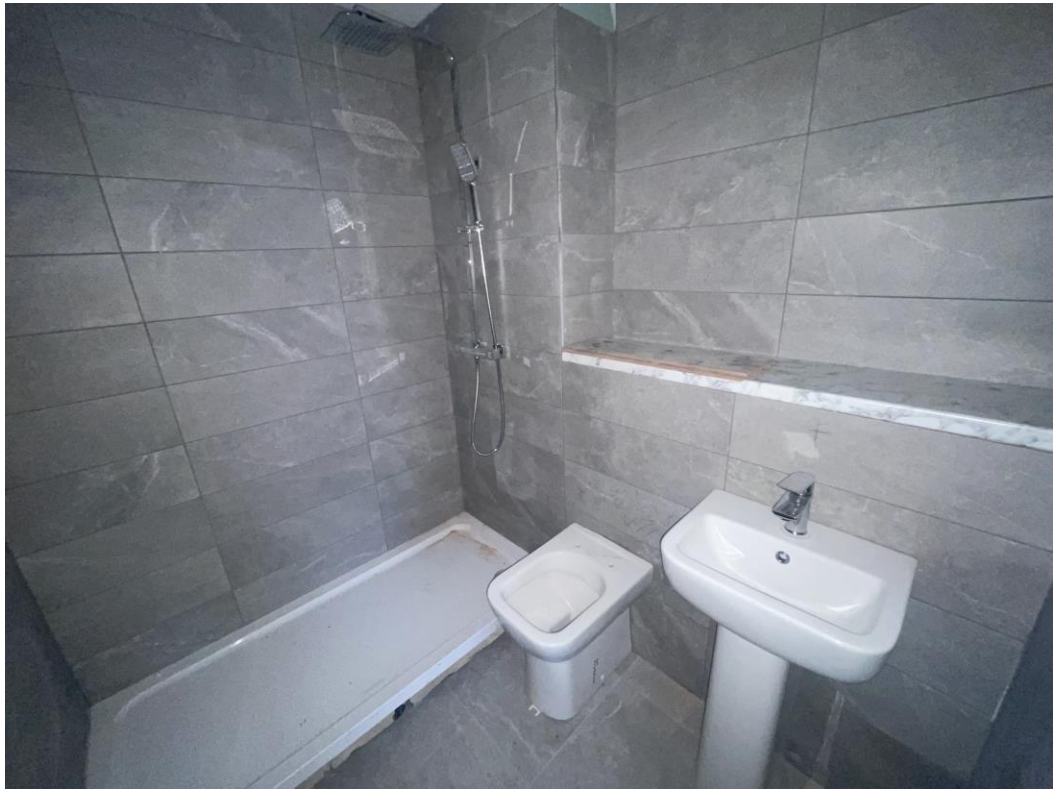
DECEMBER 2023

Level 4 – acoustic ceiling decoration corridor

Level 4 – apartment doors installed

Internal Fitout Progress

DECEMBER 2023



Level 4 – vanity top installed

Level 4 – sanitary appliances installed

Internal Fitout Progress

DECEMBER 2023

Level 4 – microwave

Level 4 – wall panel heating

Internal Fitout Progress

DECEMBER 2023

Level 4 – plumbing pipework preparation water heaters

Level 4 – electrical preparation for meters

Internal Fitout Progress

DECEMBER 2023

Level 3 – floor tiling lift lobby

Level 3 – acoustic ceiling decoration corridor

Internal Fitout Progress

DECEMBER 2023

Level 2 – bedroom carpet covering

Level 2 – feature wall decoration

Internal Fitout Progress

DECEMBER 2023

Level 2 – skirting & architrave decoration

Level 2 – WHB tap installed

Internal Fitout Progress

DECEMBER 2023

Level 1 – bedroom carpet coverings

Level 1 – apartment entrance doors

Internal Fit-out Block ‘B’

Merchants Wharf, Salford
New Build Development

BLOCK B
Internal Fit-out
Construction Progress

DECEMBER 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	98% complete
1st fix plumbing and heating	98% complete
Kitchen units and appliances	97% complete
Doorframes	92% complete
Skirting and architrave	92% complete
Bathroom sanitary fittings	96% complete
Wall and floor tiling	98% complete
Carpet and floor finishes	85% complete
Doors and ironmongery	78% complete
Decorations	88% complete
2nd fix electrical	89% complete
2nd fix plumbing and heating	89% complete
General fixtures and fittings	0% complete

Internal Fitout Progress

DECEMBER 2023

Level 6 – door to stairwell

Level 6 – landing screed applied

Internal Fitout Progress

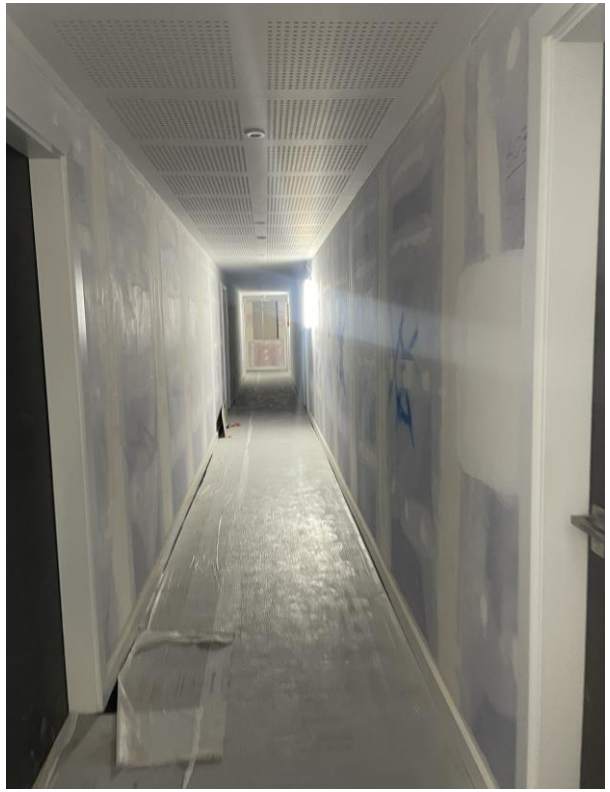
DECEMBER 2023

Level 6 – acoustic ceiling decoration corridor

Level 6 – corridor carpet

Internal Fitout Progress

DECEMBER 2023



Level 6 – walls tape & jointed

Level 6 – service cupboard doors

Internal Fitout Progress

DECEMBER 2023

Level 6 – corridor lighting

Level 6 – way finding signage

Internal Fitout Progress

DECEMBER 2023

Level 6 – WHB

Level 6 – bathroom vanity shelf installed

Internal Fitout Progress

DECEMBER 2023

Level 6 – Bathroom shower screen installed

Level 6 – Heated towel rail

Internal Fitout Progress

DECEMBER 2023

Level 6 – Kitchen units & worktop installed

Level 6 – Kitchen sink and tap

Internal Fitout Progress

DECEMBER 2023

Level 6 – Kitchen appliances installed

Level 6 – Kitchen units & worktop installed

Internal Fitout Progress

DECEMBER 2023

Level 6 – Second fix mechanical appliances

Level 6 – Second fix electrical

Internal Fitout Progress

DECEMBER 2023

Level 5 – corridor carpet covering

Level 6 – acoustic ceiling decoration corridor

Internal Fitout Progress

DECEMBER 2023

Level 5 – Kitchen units installed

Level 5 – lounge decoration & laminate complete

Internal Fitout Progress

DECEMBER 2023

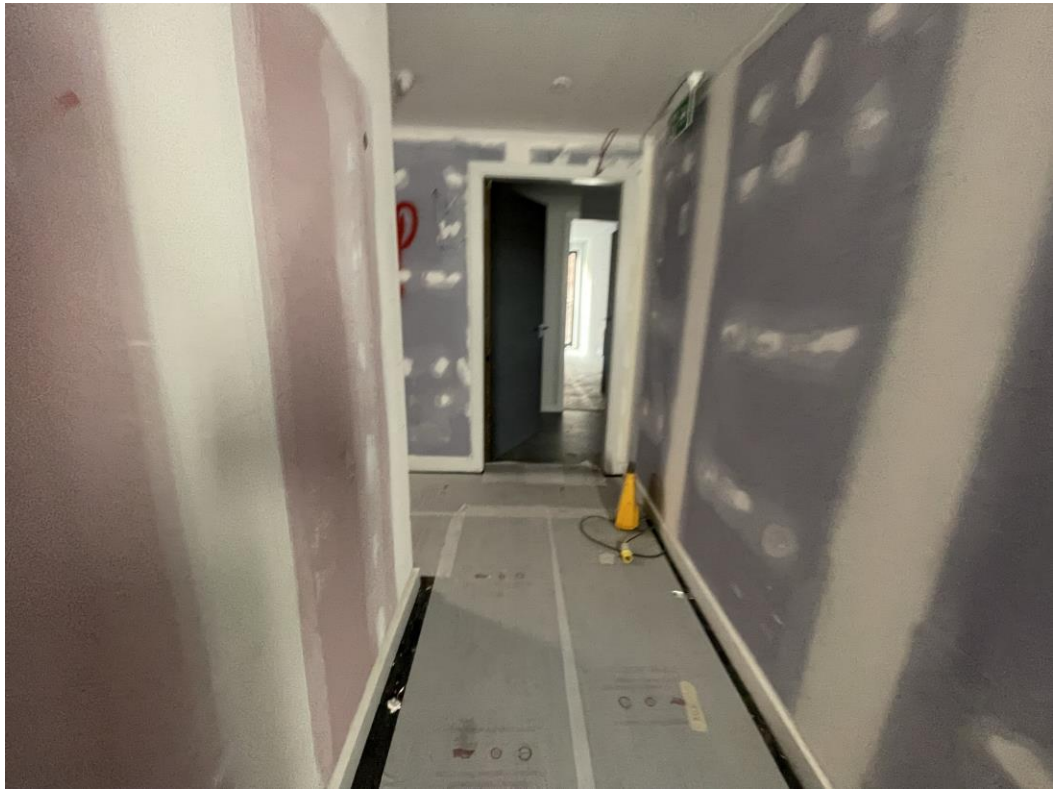
Level 4 – lounge laminate

Level 4 – kitchen units & worktop installed

Internal Fitout Progress

DECEMBER 2023

Level 3 – corridor carpet



Level 3 – corridor carpet

Internal Fitout Progress

DECEMBER 2023

Level 3 – 2nd fix mechanical & electrical

Level 3 – kitchen appliances installed

Internal Fitout Progress

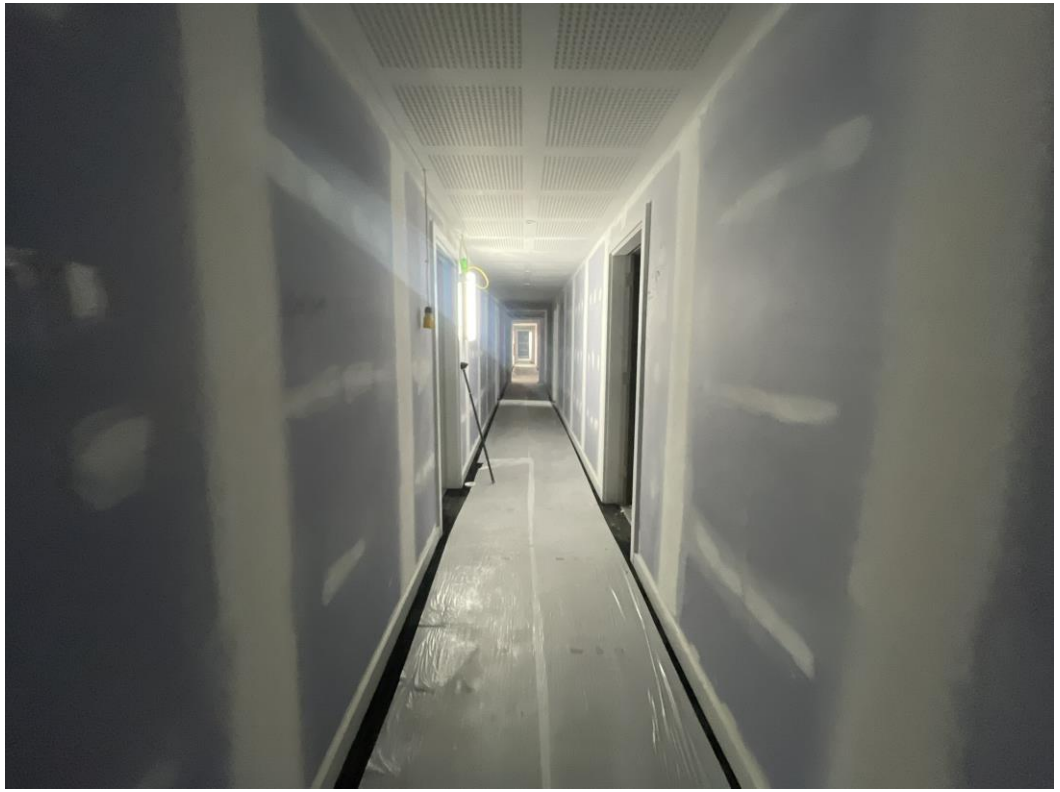
DECEMBER 2023

Level 2 – Kitchen units installed

Level 2 – Apartment doors installed

Internal Fitout Progress

DECEMBER 2023



Level 1 – corridor carpet

Level 1 – acoustic ceiling decoration corridor

Internal Fitout Progress

DECEMBER 2023

Level 1 – Kitchen units installed

Level 1 – Sanitary fittings

Internal Fitout Progress

DECEMBER 2023

Level 1 – 2nd fix electrical consumer unit

Level 1 – 2nd fix mechanical controls

Internal Fitout Progress

DECEMBER 2023

Ground Level – sanitary appliances

Ground Level – kitchen units & worktop 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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