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Merchant's Wharf Investors Report

IR31 February 2024

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

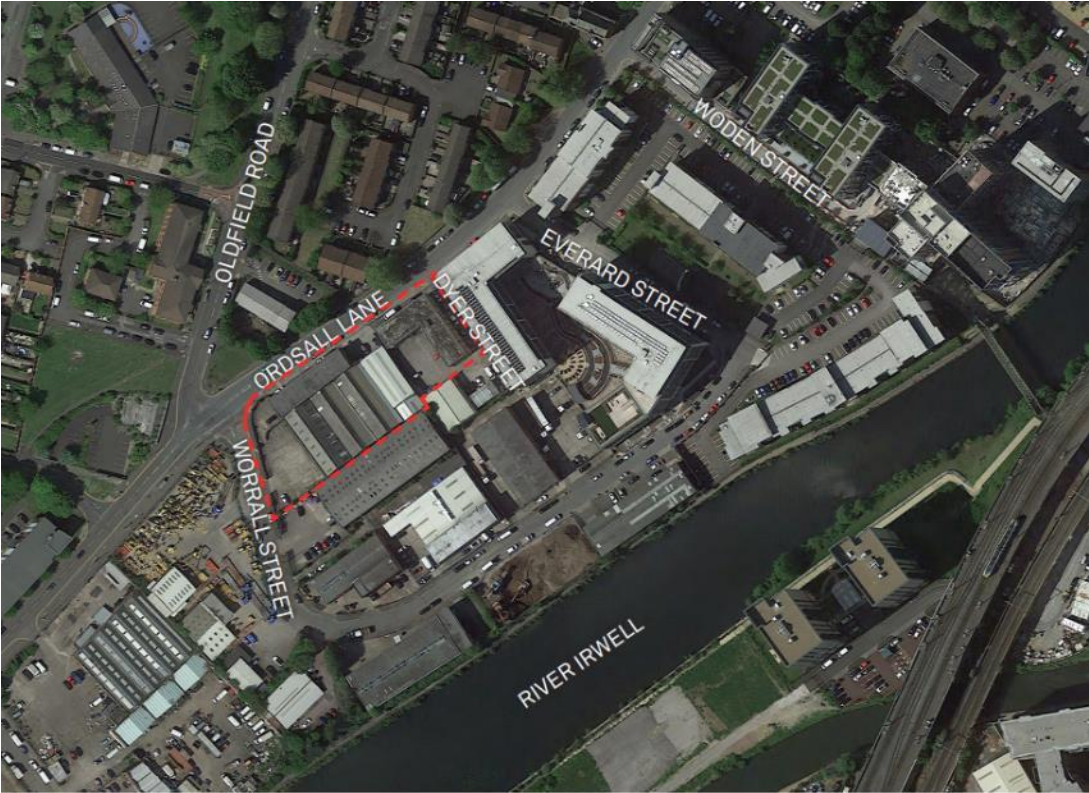


Land at corner of Ordsall Lane, Dyer Street & Worrall Street, Salford, Manchester M5

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

FEBRUARY 2024

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	99% complete
Weatherboarding	100% complete
Brickwork to elevations	98% complete
Cladding installation	96% complete
Windows & doors	99% complete
Curtain walling installation	99% complete
Pre-cast concrete Staircase structure	100% complete

Super-Structure Progress

FEBRUARY 2024



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

FEBRUARY 2024



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

FEBRUARY 2024



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

FEBRUARY 2024



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

FEBRUARY 2024



Block A – Viewed from Worrall Street



Block B – Viewed from Ordsall Lane

Super-Structure Progress

FEBRUARY 2024



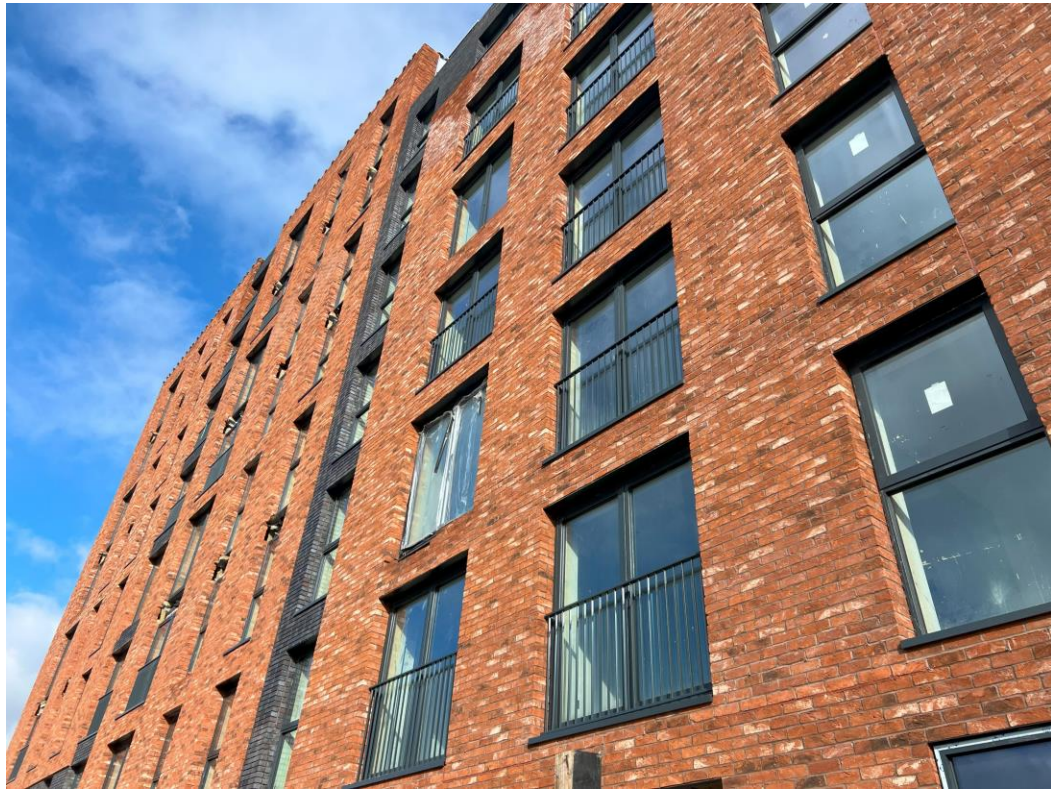
Block B – Viewed from Ordsall Lane



Block B – Viewed from Ordsall Lane

Super-Structure Progress

FEBRUARY 2024



Balustrade installation nearing completion



Cladding installed to entrance canopy

Super-Structure Progress

FEBRUARY 2024



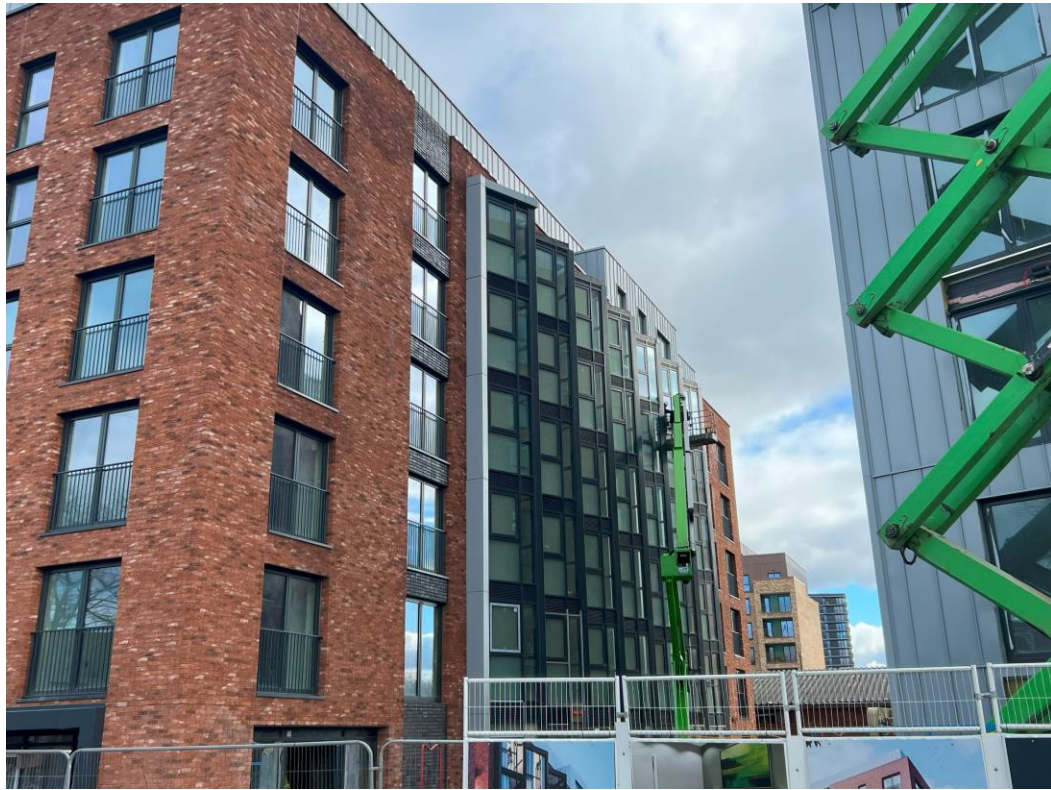
Podium site view



Podium site view

Super-Structure Progress

FEBRUARY 2024



Ordsall Lane site view



Rainscreen cladding

Super-Structure Progress

FEBRUARY 2024



Block B wall insulation and cladding



Block B rainscreen cladding

Super-Structure Progress

FEBRUARY 2024



Block A Balustrade handrail



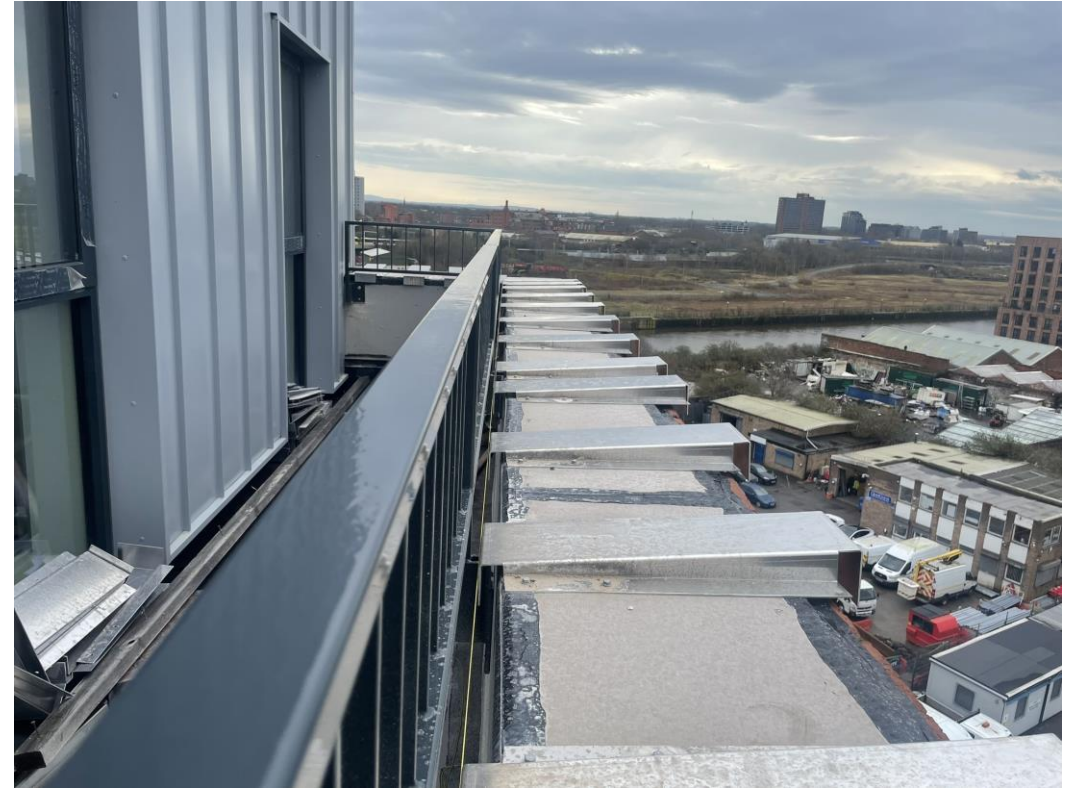
Block A Rainscreen cladding

Super-Structure Progress

FEBRUARY 2024



Block A – Parapet capping rails



Block A – Parapet capping rails

Super-Structure Progress

FEBRUARY 2024



Block A – PV installed



Block B – PV installed

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

Construction Progress

FEBRUARY 2024

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	98% 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	97% complete
Skirting and architrave	97% complete
Bathroom sanitary fittings	97% complete
Wall and floor tiling	97% complete
Carpet and floor finishes	85% complete
Doors and ironmongery	97% complete
Decorations	95% complete
2 nd fix electrical	97% complete
2 nd fix plumbing and heating	97% complete
General fixtures and fittings	35% complete

Internal Fitout Progress

FEBRUARY 2024



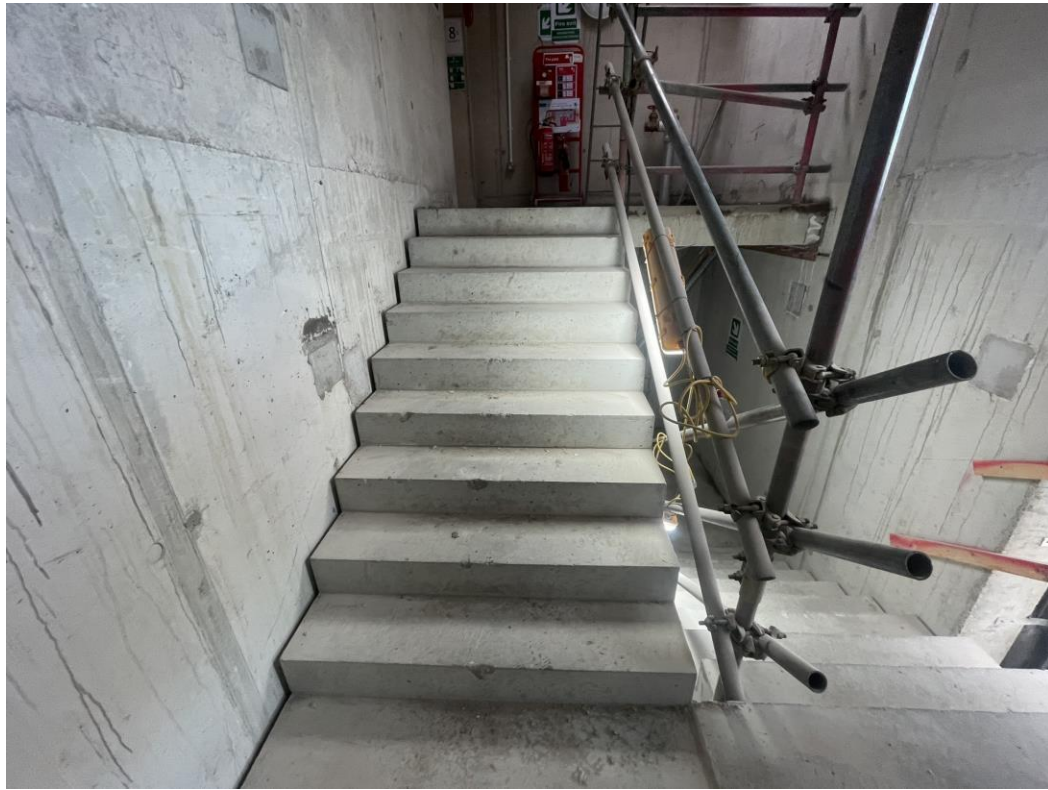
Block A – Blue grit adhesive applied to walls



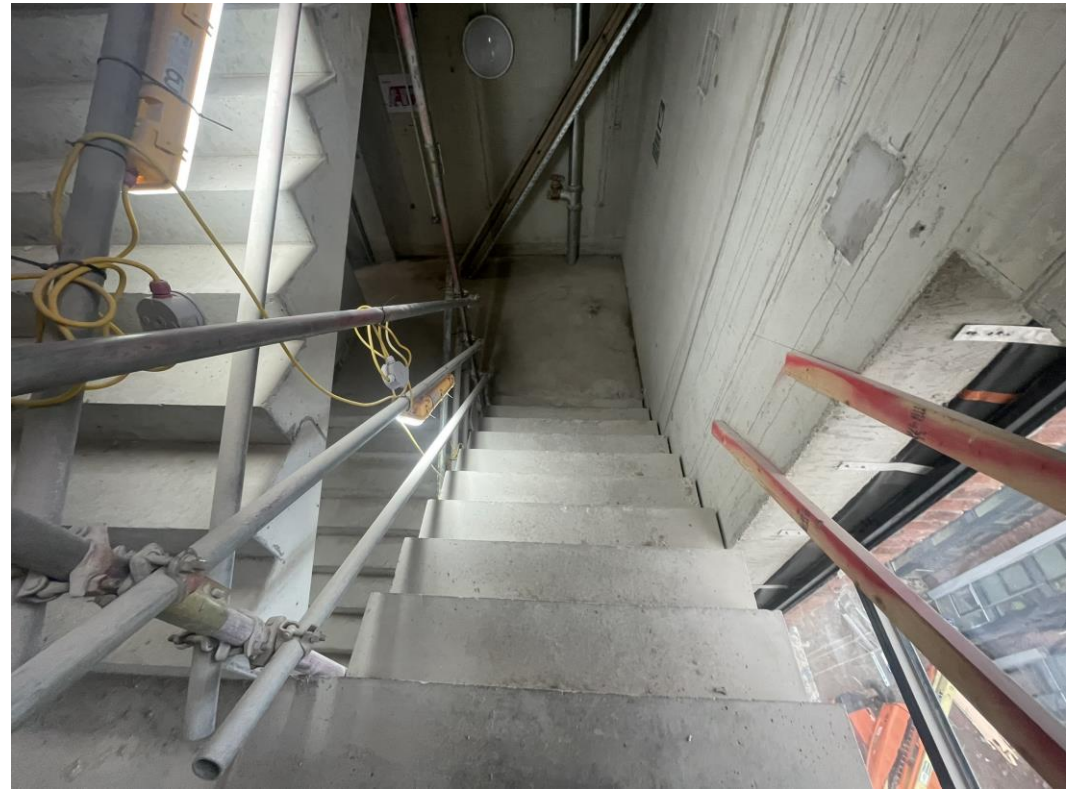
Block A – Blue grit adhesive applied to walls

Internal Fitout Progress

FEBRUARY 2024



Block A – Stairwell



Block A – Stairwell

Internal Fitout Progress

FEBRUARY 2024



Level 8 – Kitchen units & worktops installed



Level 8 – Appliances installed

Internal Fitout Progress

FEBRUARY 2024



Level 8 – Laminate flooring installed



Level 8 – kitchen installed

Internal Fitout Progress

FEBRUARY 2024



Level 8 – Bathroom sanitary appliances



Level 8 – Bathroom sanitary appliances

Internal Fitout Progress

FEBRUARY 2024



Level 7 – Feature wall decoration



Level 7 – Wall & ceiling decoration

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Kitchen units & worktops installed



Level 6 – Kitchen units

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Internal doors installed



Level 6 – Mechanical appliances

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Feature wall decoration



Level 6 – Electrical consumer unit

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Lift lobby walls & ceilings boarded



Level 6 – Underlay laid in preparation for carpet installation

Internal Fitout Progress

FEBRUARY 2024



Level 5 – Kitchen complete



Level 5 – Kitchen complete

Internal Fitout Progress

FEBRUARY 2024



Level 5 – Carpet floor covering



Level 5 – Carpet floor covering

Internal Fitout Progress

FEBRUARY 2024



Level 5 – Feature wall finish



Level 5 – Carpet installed

Internal Fitout Progress

FEBRUARY 2024



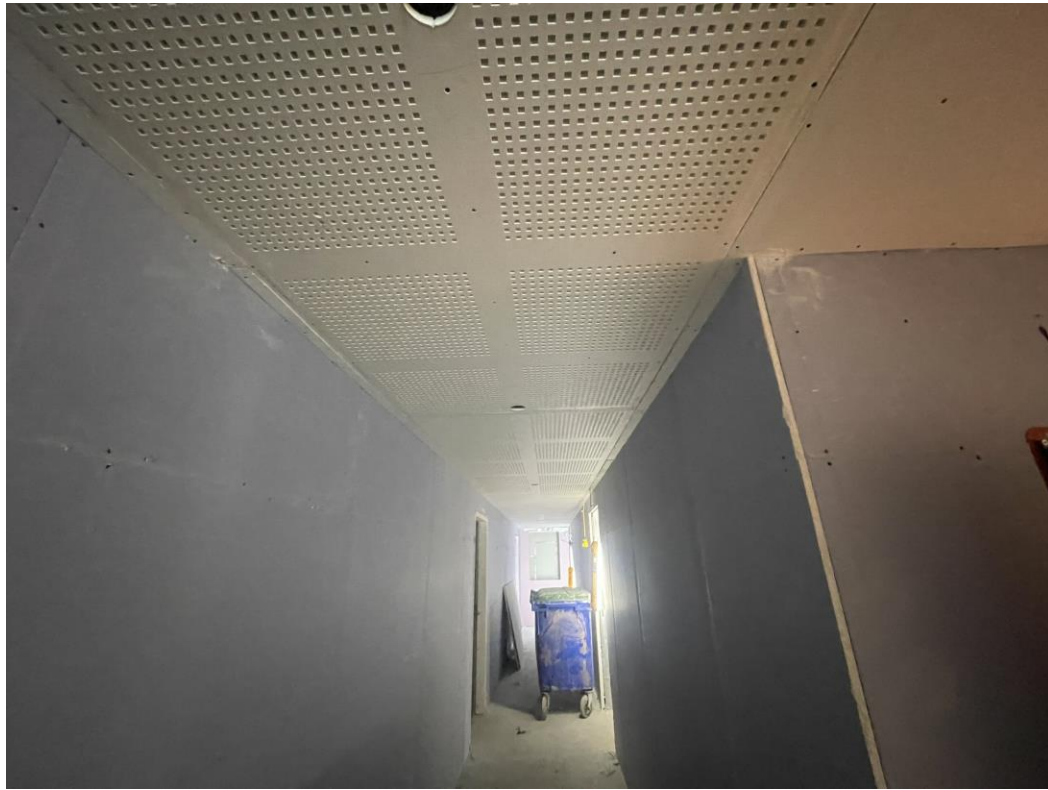
Level 5 – Sanitary items installed



Level 5 – Heated towel radiation

Internal Fitout Progress

FEBRUARY 2024



Level 4 – Acoustic ceiling decoration corridor



Level 4 – Acoustic ceiling decoration corridor

Internal Fitout Progress

FEBRUARY 2024



Level 4 – Way finding signage



Level 4 – Wall panel heater

Internal Fitout Progress

FEBRUARY 2024



Level 4 – Sink



Level 4 – Microwave

Internal Fitout Progress

FEBRUARY 2024



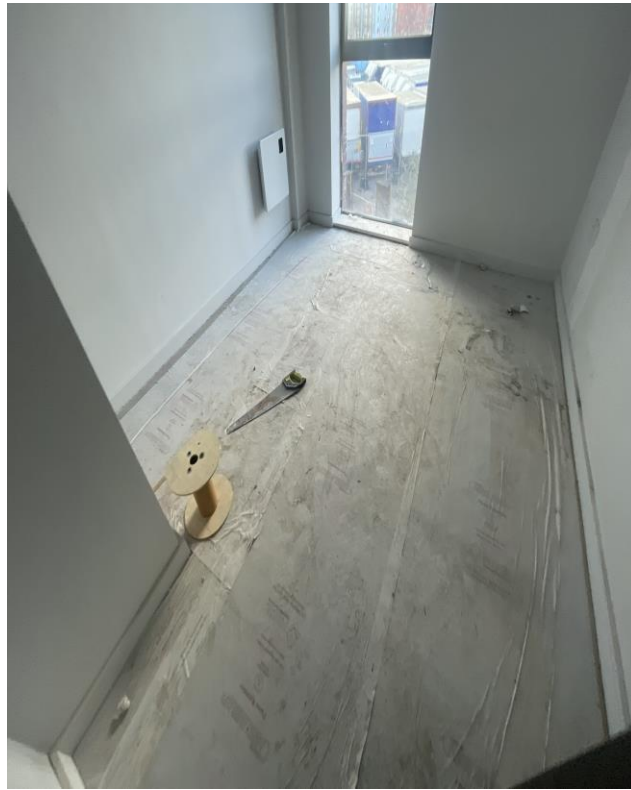
Level 3 – 1st fix lightin



Level 3 – Carpets loaded for isallation

Internal Fitout Progress

FEBRUARY 2024



Level 2 – Carpet installed



Level 2 – Laminate installed

Internal Fitout Progress

FEBRUARY 2024



Level 2 – Ironmongery installed



Level 2 – Feature wall decoration

Internal Fitout Progress

FEBRUARY 2024



Level 2 – Mechanical appliances



Level 2 – Electrical consumer unit

Internal Fitout Progress

FEBRUARY 2024



Level 1 – Bedroom carpet coverings



Level 1 – Apartment entrance doors

Internal Fitout Progress

FEBRUARY 2024



Level 1 – 2nd fix electrical



Level 1 – Wall panel heater

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

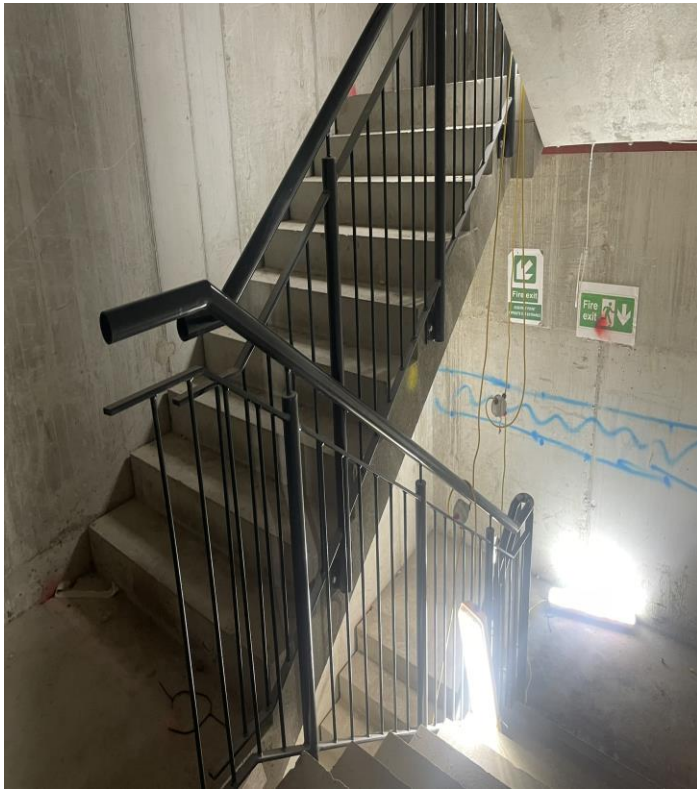
Construction Progress

FEBRUARY 2024

Core drilling for services	100% complete
Riser installation	0% complete
Lift installation	99% complete
Above ground drainage	100% complete
Partition walls installation	100% complete
Apartment ceiling installation	100% complete
Plaster finishes walls and ceilings	100% complete
1st fix electrical	100% complete
1st fix plumbing and heating	100% complete
Kitchen units and appliances	98% complete
Doorframes	98% complete
Skirting and architrave	95% complete
Bathroom sanitary fittings	95% complete
Wall and floor tiling	98% complete
Carpet and floor finishes	87% complete
Doors and ironmongery	90% complete
Decorations	92% complete
2 nd fix electrical	95% complete
2 nd fix plumbing and heating	95% complete
General fixtures and fittings	35% complete

Internal Fitout Progress

FEBRUARY 2024



Level 6 - Stairwell balustrades



Level 6 - Stairwell lighting

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Acoustic ceiling decoration corridor



Level 6 – Corridor carpet

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Way finding signage



Level 6 – Acoustic ceiling decoration corridor

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Kitchen units & worktop installed



Level 6 – Kitchen sink and tap

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Worktops installed



Level 6 – 2nd fix electrical

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Kitchen installation complete



Level 6 – Blinds installed

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Sanitary items



Level 6 – Fittings installed

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Mirror installed



Level 6 – Heated towel rail

Internal Fitout Progress

FEBRUARY 2024



Level 6 – Second fix mechanical appliances



Level 6 – Telecom installed

Internal Fitout Progress

FEBRUARY 2024



Level 5 – Corridor tape & jointing complete



Level 5 - CCTV

Internal Fitout Progress

FEBRUARY 2024



Level 5 – Kitchen units installed



Level 5 – Feature wall decoration

Internal Fitout Progress

FEBRUARY 2024



Level 5 – Laminate installed



Level 5 – Bedroom carpets

Internal Fitout Progress

FEBRUARY 2024



Level 4 - Stairwell balustrades



Level 4 - Lift lobby floor tiling

Internal Fitout Progress

FEBRUARY 2024



Level 4 – lounge finishes



Level 4 – kitchen units & worktop installed

Internal Fitout Progress

FEBRUARY 2024



Level 3 – Acoustic ceiling decoration corridor



Level 3 – Corridor carpets

Internal Fitout Progress

FEBRUARY 2024



Level 3 – 2nd fix mechanical & electrical



Level 3 – kitchen appliances installed

Internal Fitout Progress

FEBRUARY 2024



Level 2 – Shower screen installed



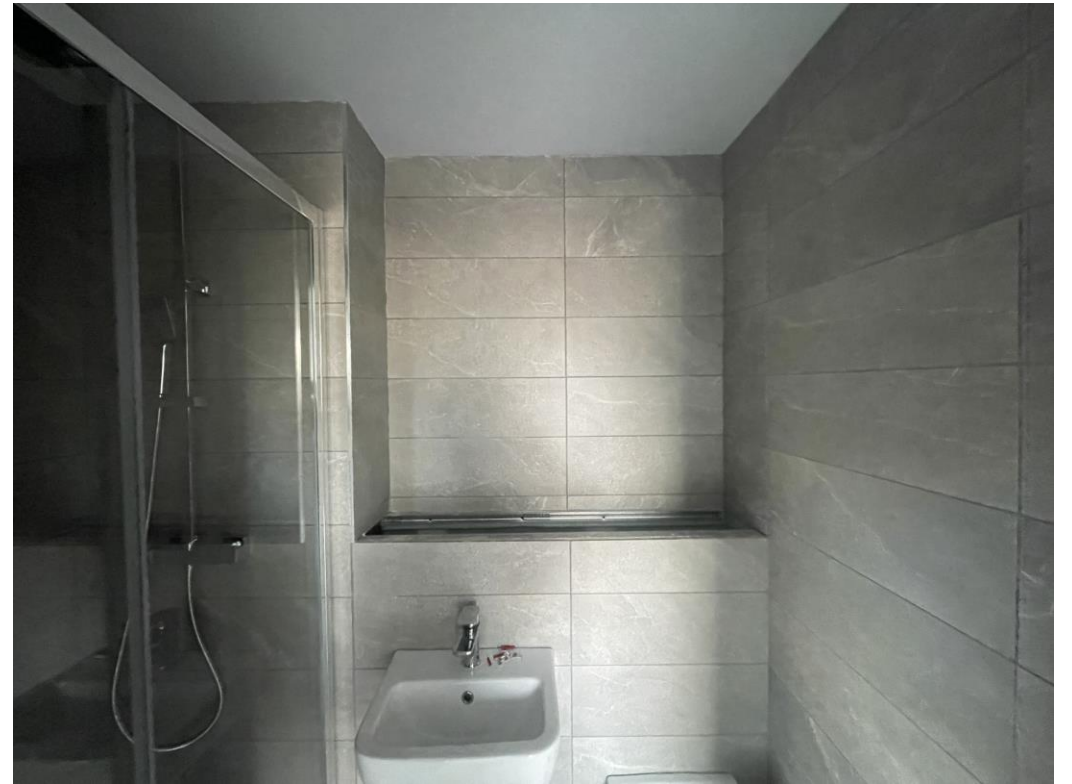
Level 2 – Wash Hand Basin & Tap

Internal Fitout Progress

FEBRUARY 2024



Level 1 – Ironmongery installed



Level 1 – Wall tiling

Internal Fitout Progress

FEBRUARY 2024



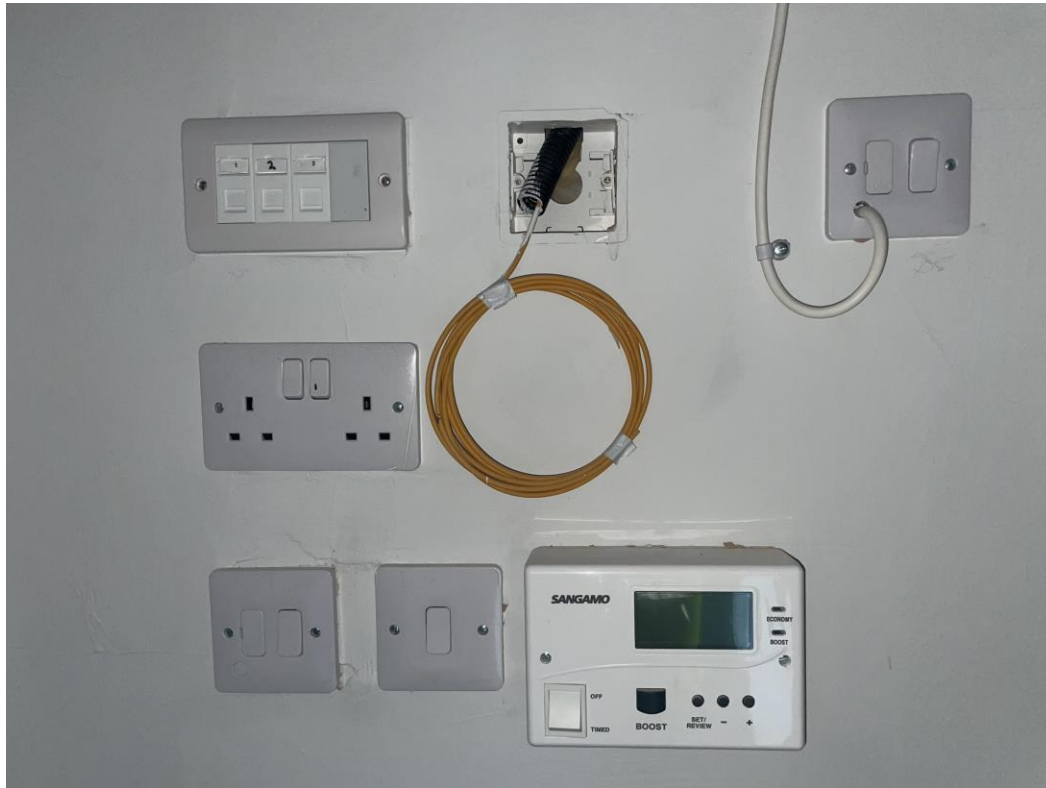
Level 1 – Kitchen units installed



Level 1 – Lounge finishes

Internal Fitout Progress

FEBRUARY 2024



Level 1 – 2nd fix mechanical controls



Level 1 – Mechanical appliances

Internal Fitout Progress

FEBRUARY 2024



Podium – Soffit insulation installed



Podium – Soffit insulation installed

Internal Fitout Progress

FEBRUARY 2024



Ground Floor – Fixing rods in place for cable trays



Ground Floor – Above ground drainage

Internal Fitout Progress

FEBRUARY 2024



Ground Floor – Surface levelling commenced



Ground Floor – Surface levelling commenced

Internal Fitout Progress

FEBRUARY 2024



Ground Floor – Surface levelling commenced



Ground Floor – Containment in place

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



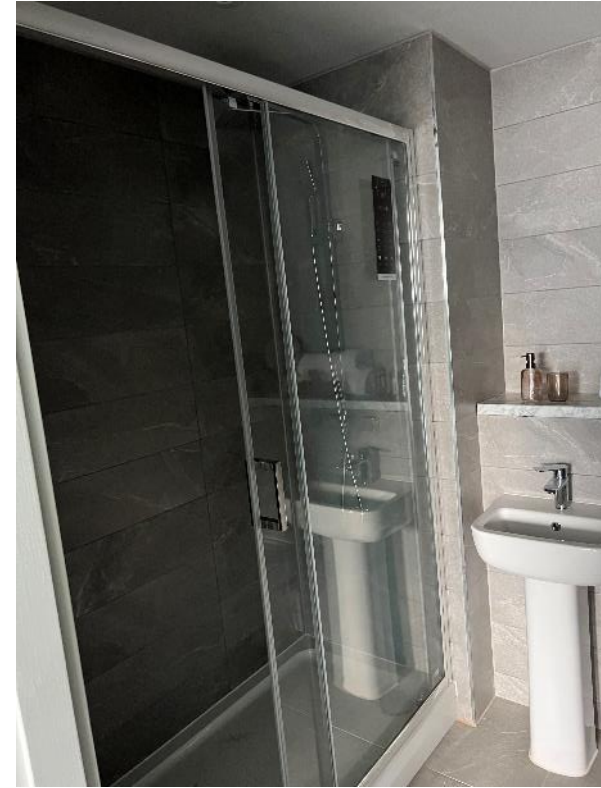
Showflat 2 – Bedroom 1

Internal Fitout

SEPTEMBER 2023



Showflat 2 – En-suite



Showflat 2 – En-suite

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bedroom 2



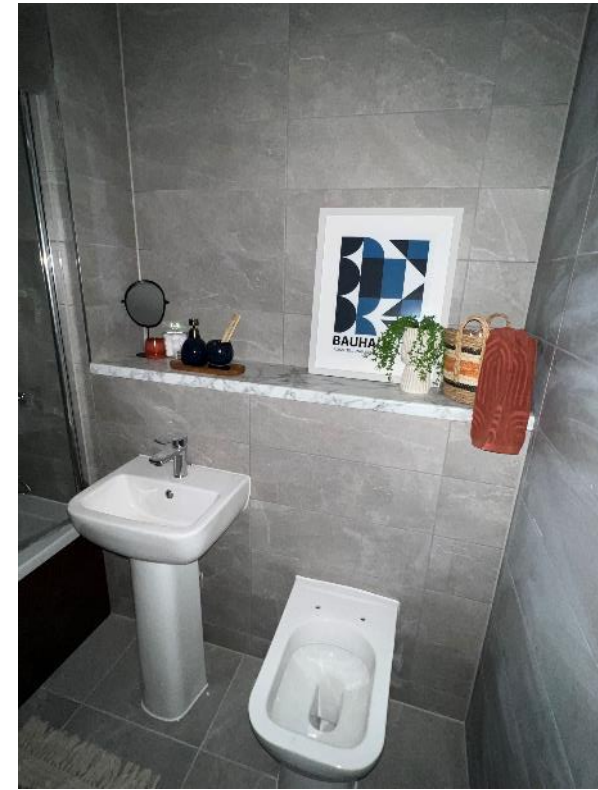
Showflat 2 – Bedroom 2

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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