

legacie



Merchant's Wharf Investors Report

IR33 April 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

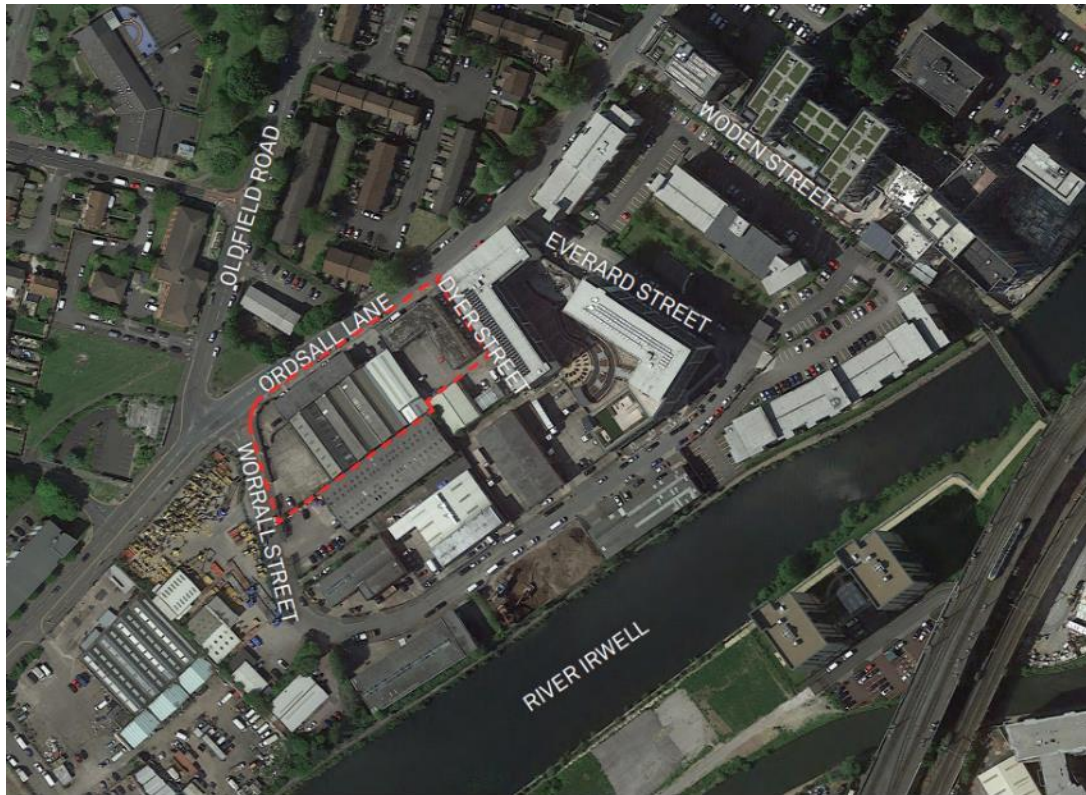


Land at corner of Ordsall Lane, Dyer Street & Worrall Street, Salford, Manchester M5

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

APRIL 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	100% 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

APRIL 2024



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

APRIL 2024



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

APRIL 2024



Ordsall Lane site view



Ordsall Lane site view

Super-Structure Progress

APRIL 2024



Block A – Viewed from Worrall Street



Block B – Viewed from Ordsall Lane

Super-Structure Progress

APRIL 2024



Block B – Viewed from Site Compound



Block B – Viewed from Site Compound

Super-Structure Progress

APRIL 2024



Podium site view



Podium site view

Super-Structure Progress

APRIL 2024



Block A Balustrade handrail



Block A Rainscreen cladding

Super-Structure Progress

APRIL 2024



Ground works ongoing



Brickwork ongoing

Super-Structure Progress

APRIL 2024



Tarmac works ongoing



Brickwork ongoing

Super-Structure Progress

APRIL 2024



Ground Floor - Ground works ongoing



Ground Floor - Ground works ongoing

Super-Structure Progress

APRIL 2024



Ground Floor – Soffit insulation loaded for installation



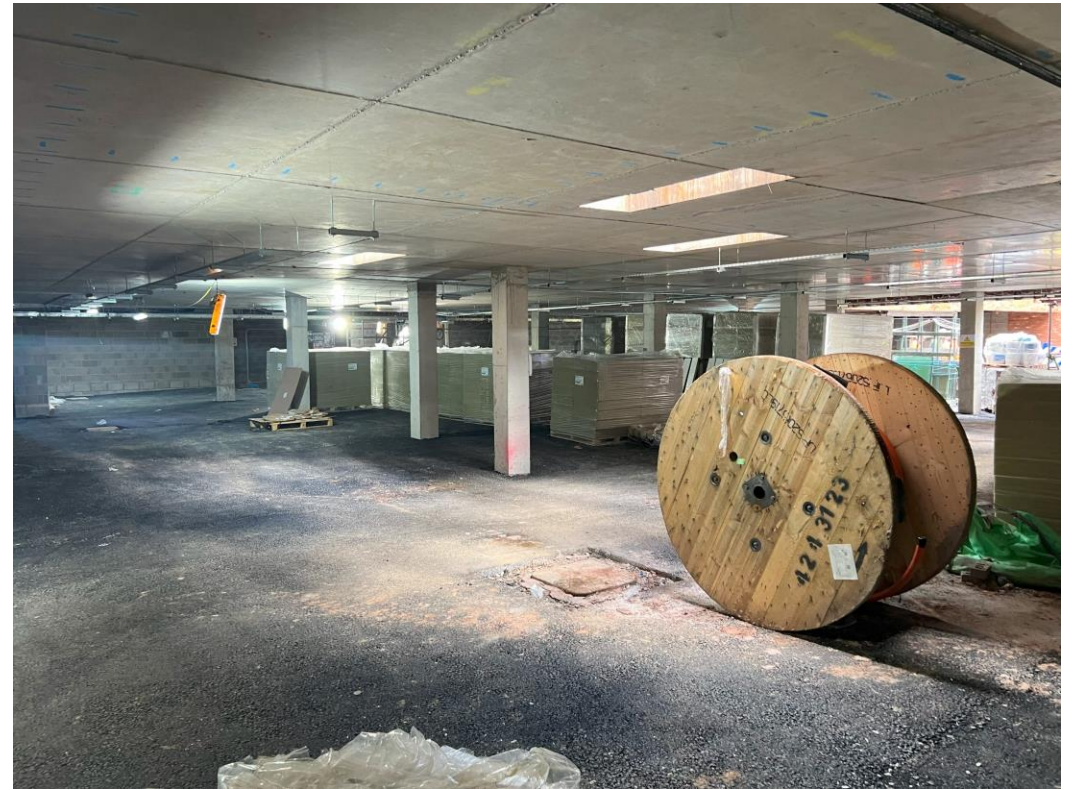
Ground Floor – Glazing units

Super-Structure Progress

APRIL 2024



Ground Floor – Tarmac paving to undercroft



Ground Floor – Tarmac paving to undercroft

Super-Structure Progress

APRIL 2024



Ground Floor – Tarmac paving to undercroft



Ground Floor – Mains services installation ongoing

Super-Structure Progress

APRIL 2024



Ground Floor – Mains services installation ongoing



Ground Floor – Mains services installation ongoing

Internal Fit-out Block 'A'

Merchants Wharf, Salford
New Build Development

BLOCK A

Internal Fit-out

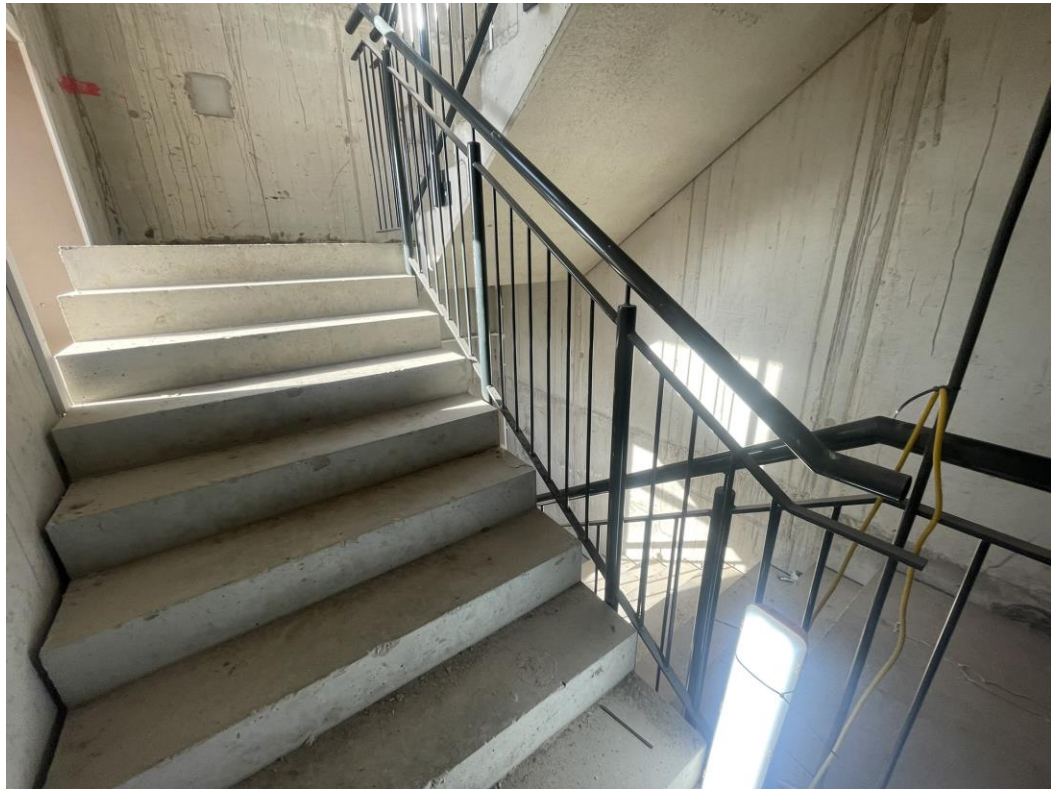
Construction Progress

APRIL 2024

Core drilling for services	100% complete
Riser installation	90% complete
Lift installation	99% complete
Above ground drainage	100% complete
Partition walls installation	100% complete
Apartment ceiling installation	98% complete
Plaster finishes walls and ceilings	98% complete
1st fix electrical	100% complete
1st fix plumbing and heating	100% complete
Kitchen units and appliances	97% complete
Doorframes	100% 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	97% complete
2 nd fix electrical	97% complete
2 nd fix plumbing and heating	97% complete
General fixtures and fittings	45% complete

Internal Fitout Progress

APRIL 2024



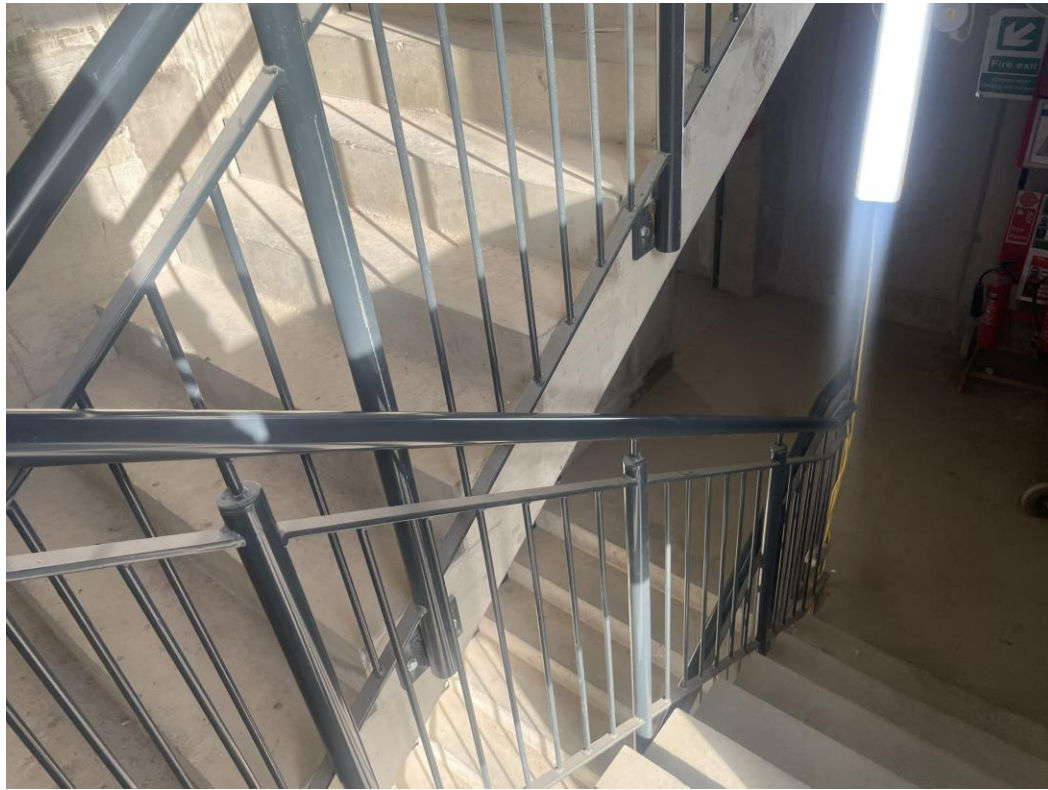
Block A – Balustrades installed



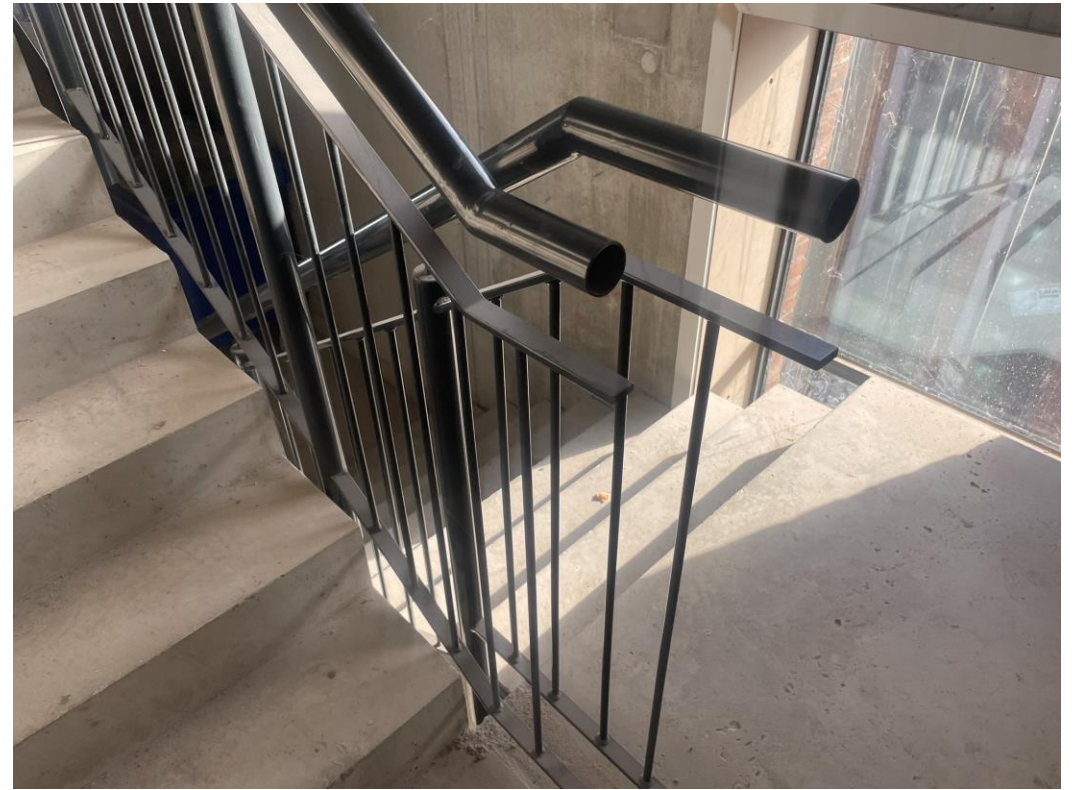
Block A – Balustrades installed

Internal Fitout Progress

APRIL 2024



Block A – Handrail & balustrade installed



Block A – Handrail & balustrade installed

Internal Fitout Progress

APRIL 2024



Level 8 – Appliances installed



Level 8 – Sink installed

Internal Fitout Progress

APRIL 2024



Level 8 – 2nd fix joinery



Level 8 – Mist coat decoration

Internal Fitout Progress

APRIL 2024



Level 8 – Bathroom sanitary appliances



Level 8 – Bathroom sanitary appliances

Internal Fitout Progress

APRIL 2024



Level 7 – Tape & jointing to walls ongoing



Level 7 – Acoustic ceiling decoration corridor

Internal Fitout Progress

APRIL 2024



Level 7 – Doors installed



Level 7 – Feature wall installed

Internal Fitout Progress

APRIL 2024



Level 6 – Floor tiling ongoing



Level 6 – Wall tap & jointing

Internal Fitout Progress

APRIL 2024



Level 6 – Kitchen complete



Level 6 – Appliances installed

Internal Fitout Progress

APRIL 2024



Level 6 – Wall heating panel installed



Level 6 – 2nd Fix joinery decoration ongoing

Internal Fitout Progress

APRIL 2024



Level 6 – Sanitary items installed



Level 6 – Sanitary items installed

Internal Fitout Progress

APRIL 2024



Level 6 – Electrical consumer unit



Level 6 – Heating controls

Internal Fitout Progress

APRIL 2024



Level 5 – MDF window encasements installation commenced



Level 5 – MDF window encasements installation commenced

Internal Fitout Progress

APRIL 2024



Level 5 – Lift lobby walls & ceiling tape & jointing



Level 5 – Acoustic ceiling decoration corridor

Internal Fitout Progress

APRIL 2024



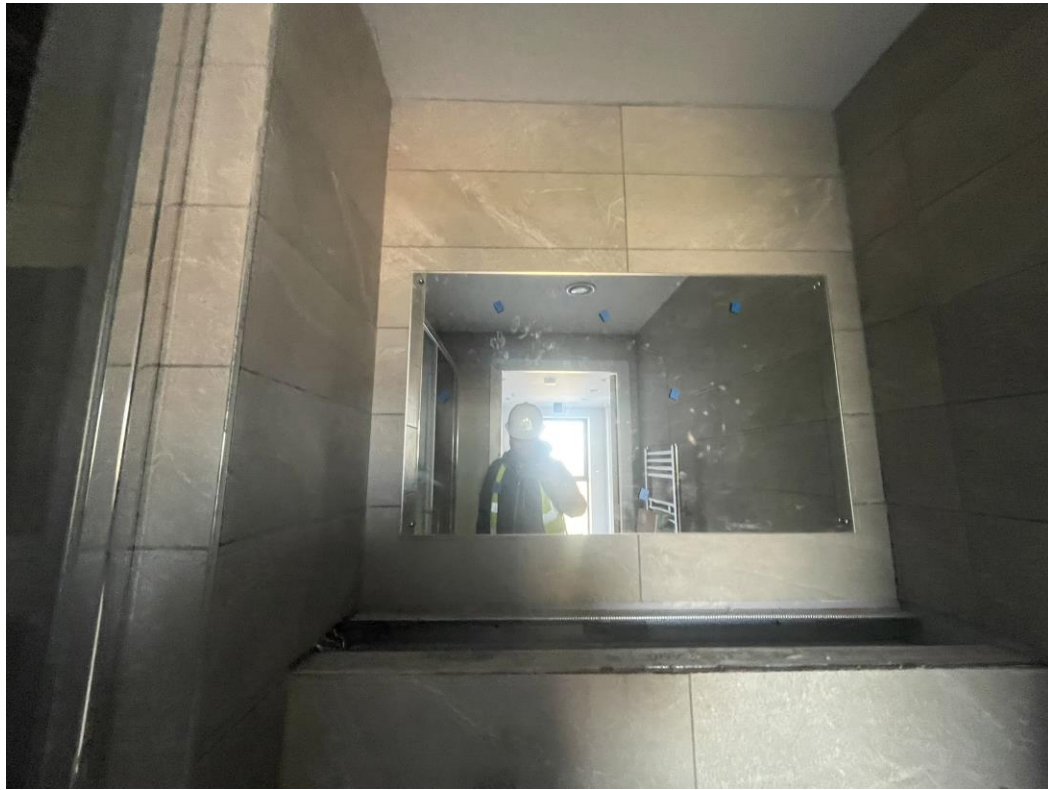
Level 5 – Heating panel



Level 5 – 2nd Fix joinery decoration ongoing

Internal Fitout Progress

APRIL 2024



Level 5 – Bathroom mirrors



Level 5 – Sanitary items installed

Internal Fitout Progress

APRIL 2024



Level 4 – MDF window encasements installation commenced



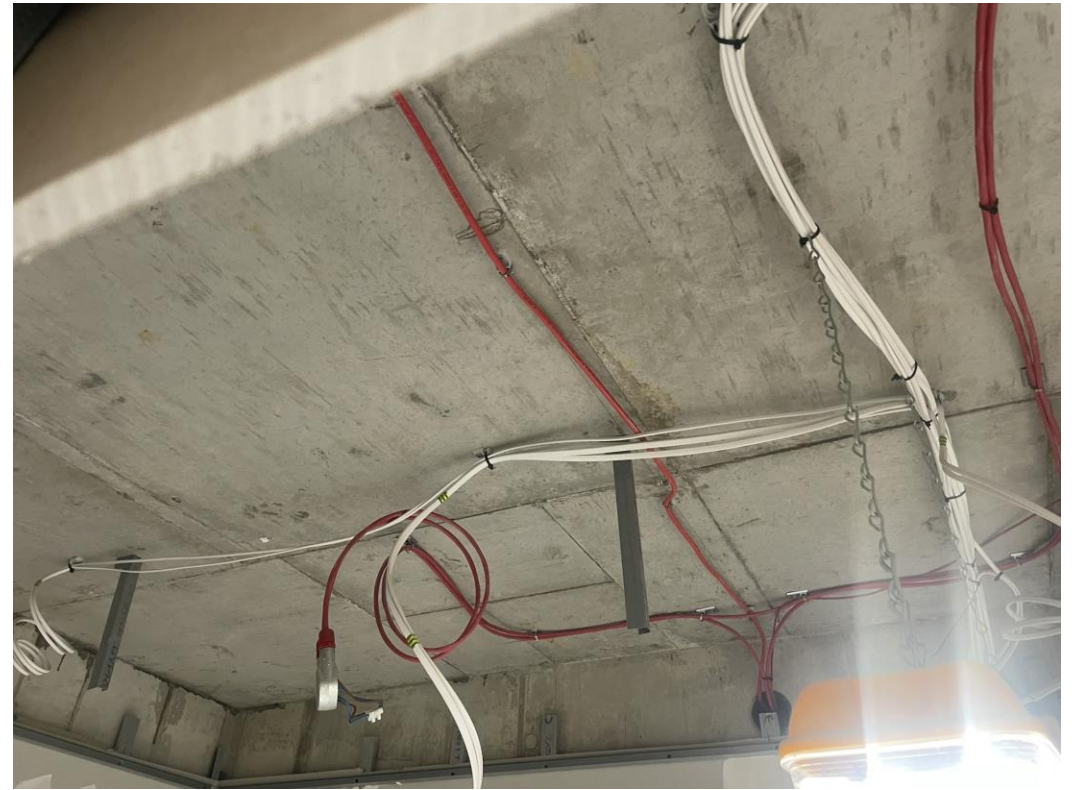
Level 4 – MDF window encasements installation commenced

Internal Fitout Progress

APRIL 2024



Level 4 – Lift lobby floor tiling



Level 4 – 1st Fix Electrical fire alarm system

Internal Fitout Progress

APRIL 2024



Level 3 – MDF window encasements installation commenced



Level 3 – MDF window encasements installation commenced

Internal Fitout Progress

APRIL 2024



Level 3 – Corridor walls tape & jointed



Level 3 – Lift lobby wall & ceilings tape & jointed

Internal Fitout Progress

APRIL 2024



Level 3 – 2nd Fix joinery installed



Level 3 – 2nd fix joinery decoration ongoing

Internal Fitout Progress

APRIL 2024



Level 3 – Sanitary items installed



Level 3 – Bathroom mirror installed

Internal Fitout Progress

APRIL 2024



Level 3 – 2nd fix electrical lighting ongoing



Level 3 – Apartment telecom installed

Internal Fitout Progress

APRIL 2024



Level 2 – Lift lobby walls tap & jointed



Level 2 – Lift lobby ceiling tape & jointed

Internal Fitout Progress

APRIL 2024



Level 2 – bedroom carpets installed



Level 2 – Feature wall installed

Internal Fitout Progress

APRIL 2024



Level 2 – Electrical consumer unit installed



Level 2 – Heating controls installed

Internal Fit-out Block 'B'

Merchants Wharf, Salford
New Build Development

BLOCK B

Internal Fit-out

Construction Progress

APRIL 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	98% complete
Bathroom sanitary fittings	100% complete
Wall and floor tiling	98% complete
Carpet and floor finishes	90% complete
Doors and ironmongery	100% complete
Decorations	96% complete
2 nd fix electrical	100% complete
2 nd fix plumbing and heating	100% complete
General fixtures and fittings	45% complete

Internal Fitout Progress

APRIL 2024



Level 6 - Stairwell balustrades



Level 6 - Stairwell balustrades

Internal Fitout Progress

APRIL 2024



Level 6 – Louvre grills loaded for installation



Level 6 – Louvre grills installed

Internal Fitout Progress

APRIL 2024



Level 6 – Circulation doors installed



Level 6 – Acoustic ceiling decoration corridor

Internal Fitout Progress

APRIL 2024



Level 5 – Internal doors installed



Level 5 – Lounge feature wall

Internal Fitout Progress

APRIL 2024



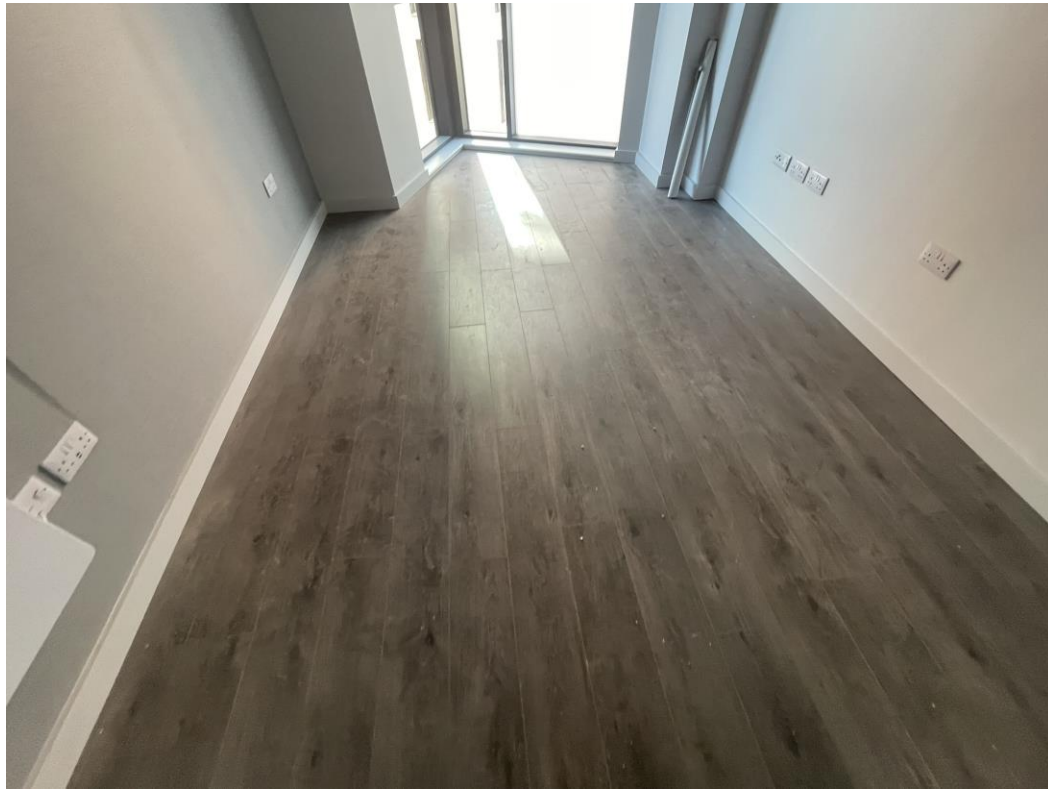
Level 5 - Bathroom sanitary items installed



Level 5 - Bathroom sanitary items installed

Internal Fitout Progress

APRIL 2024



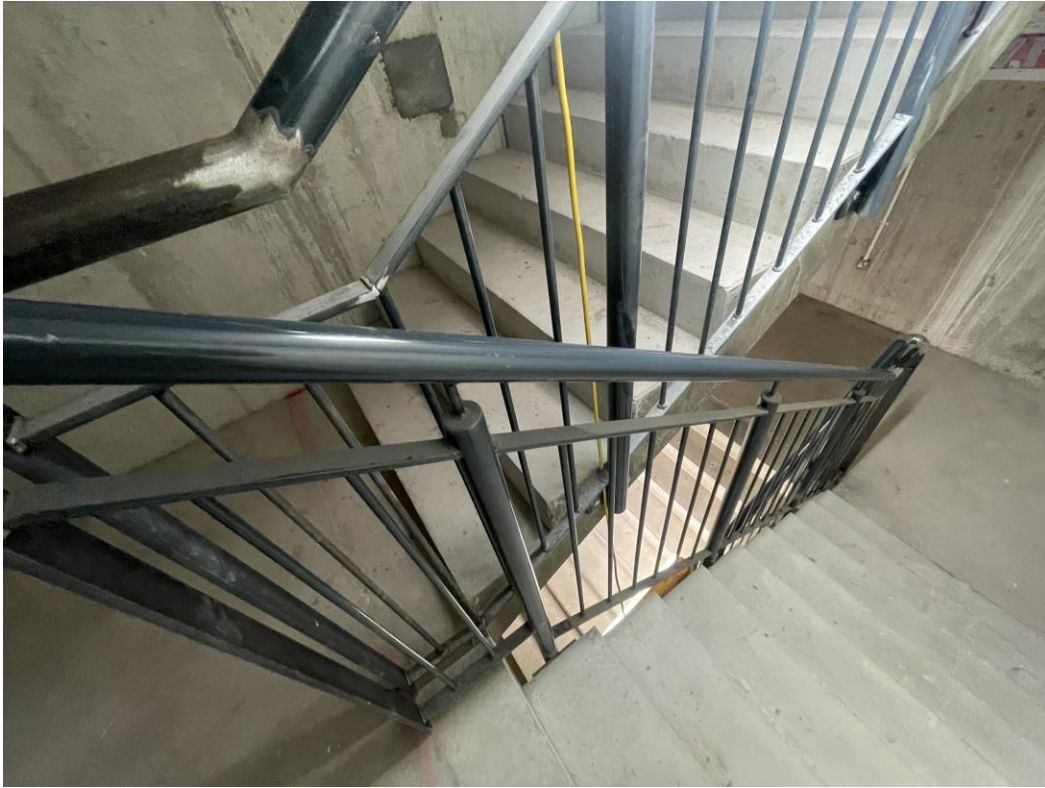
Level 5 – Laminate installed



Level 5 – Kitchen smoke heads installed

Internal Fitout Progress

APRIL 2024



Level 4 - Stairwell balustrades



Level 4 - Lift lobby decoration

Internal Fitout Progress

APRIL 2024



Level 4 – Laminate installed



Level 4 – Internal doors installed

Internal Fitout Progress

APRIL 2024



Level 3 – Corridor walls tape & jointed



Level 3 – Corridor walls tape & jointed

Internal Fitout Progress

APRIL 2024



Level 3 – 2nd fix mechanical & electrical



Level 3 – kitchen units & worktops installed

Internal Fitout Progress

APRIL 2024



Level 2 – kitchen sink installed



Level 2 – kitchen appliances installed

Internal Fitout Progress

APRIL 2024



1st Floor – Laminate installed



1st Floor – Kitchen 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



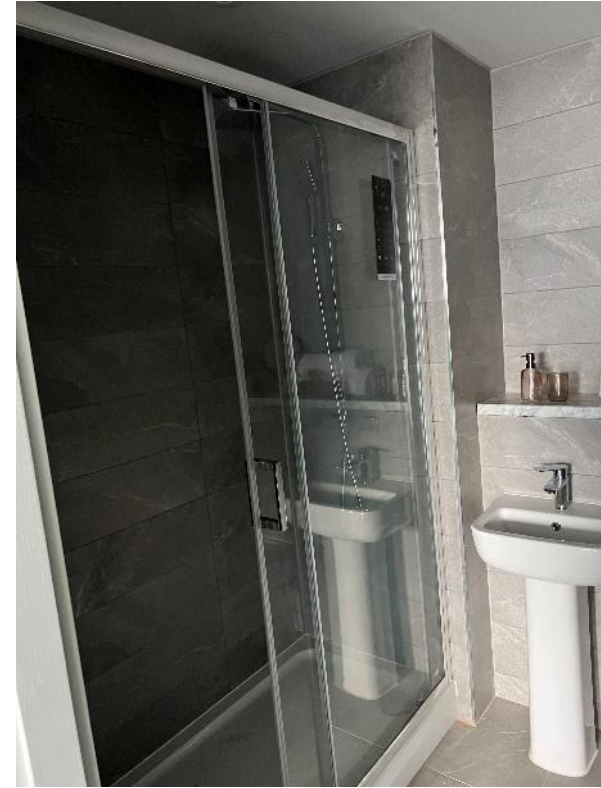
Showflat 2 – Bedroom 1

Internal Fitout

SEPTEMBER 2023



Showflat 2 – En-suite



Showflat 2 – En-suite

Internal Fitout

SEPTEMBER 2023



Showflat 2 – Bedroom 2



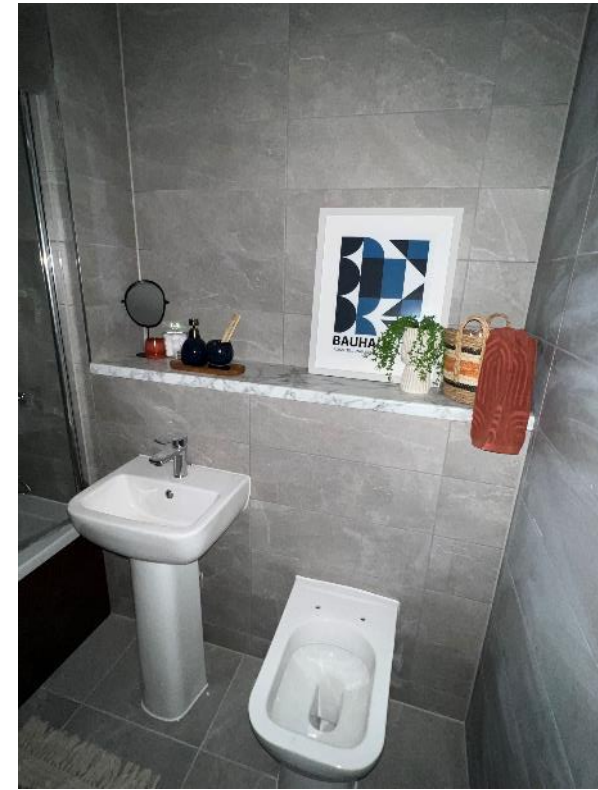
Showflat 2 – Bedroom 2

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

legacie

WWW.LEGACIE.CO.UK

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