



RAM MILL
BUSINESS CENTRE
GORDON ST, CHADDERTON, OLDHAM OL9 9RH

FULLY REFURBISHED
CHARACTER OFFICE SPACE

SUITES FROM 904 SQ FT TO
FULL FLOOR OF 33,500 SQ FT





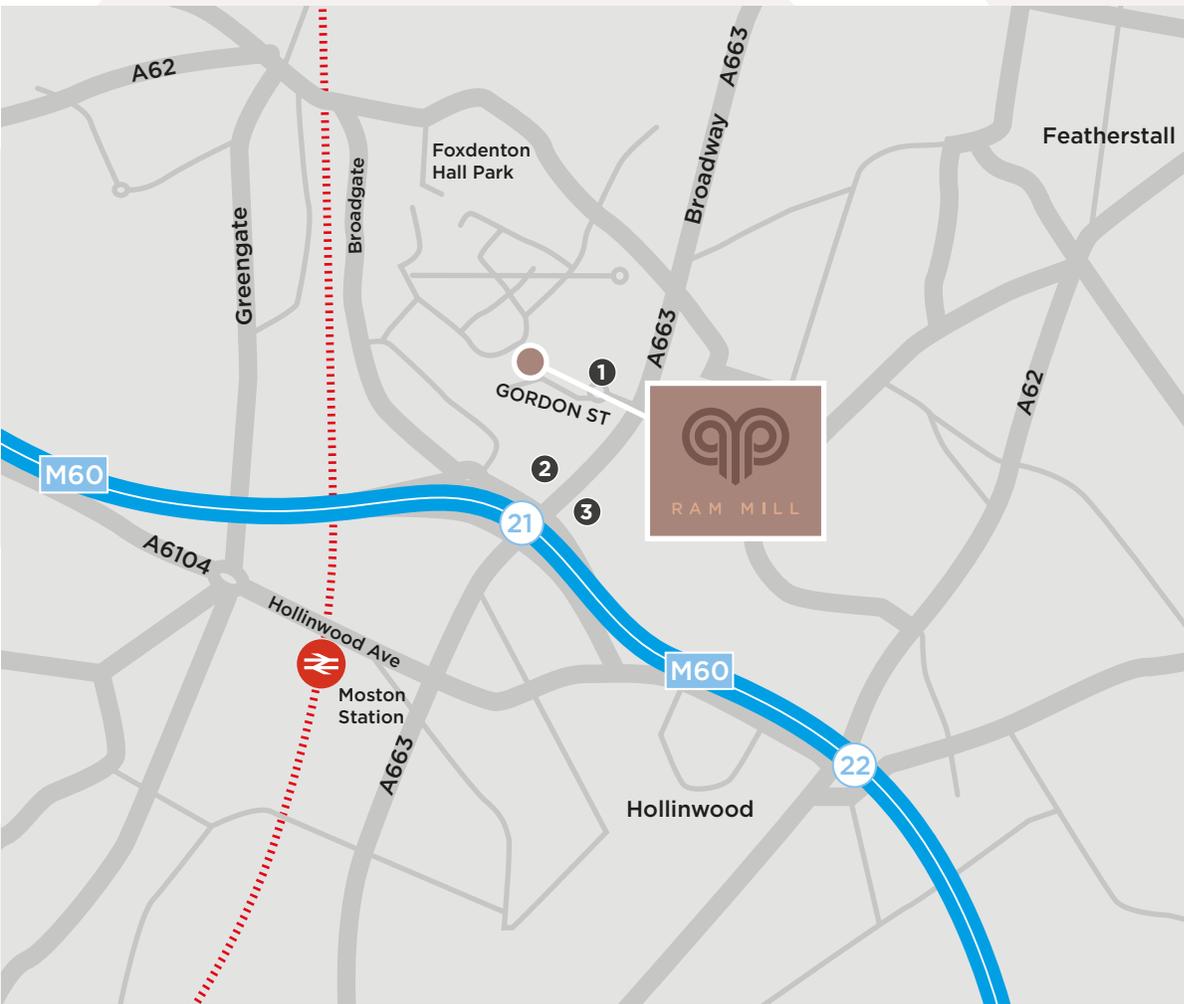
LOCATION

Ram Mill is situated adjoining J21 of the M60 motorway, accessed via the A663 Broadway, providing swift access to Oldham town centre, Manchester and the region's wider motorway network.

Ram Mill is only a 10 minute drive to Oldham town centre, and also only 5 miles into Manchester City Centre via Broadway (A663) and Oldham Rd (A62). The M62 motorway is only 5 miles away via the M60, and runs East towards Leeds, and West towards Liverpool.

[VIEW MAPS](#)







MANCHESTER
CITY CENTRE

MANCHESTER CITY CENTRE

M60

BLACKLEY
GOLF CLUB

NORTH

J21, M60

COSTCO
WHOLESALE

BOAT &
HORSES PUB

SUBWAY

litecraft

gp
RAM MILL

A663
BROADWAY

McDonald's logo

GORDON
STREET

LIDL

CHADDERTON



DESCRIPTION

Ram Mill has been comprehensively refurbished to provide modern and unique character office space with fantastic features such as high ceilings, exposed brickwork, excellent natural light and plentiful parking, as well as a new incredible main reception area.

Office suites are available from less than 1,000 sq ft up to a full floor can be offered of around 33,500 sq ft.

On floor 1, the offices have been created and provide the following :

- Self-contained offices
- New double glazed windows
- Air Conditioning
- Kitchenette area
- Security alarm system for each office
- Fully carpeted
- Data cabinet included
- Fully fitted out with ample data points
- Office furniture can be provided (may be chargeable)
- Suspended ceiling with integrated LED lighting



RAM MILL ALSO OFFERS SUPPORT TO OCCUPIERS INCLUDING:

- Fully managed in-house IT support (but all chargeable as a monthly service)
- Brand new Main reception area with seating areas and the new "1907 CAFE"

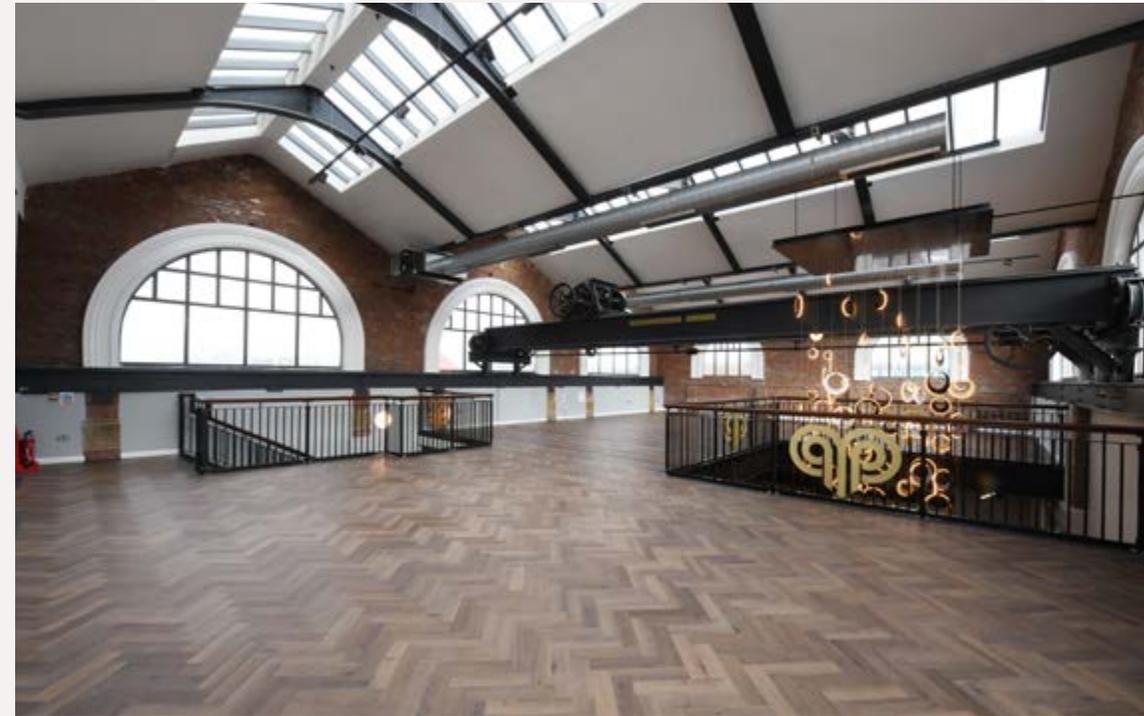


ACCOMMODATION

Office suites are available from less than 1,000 sq ft up to a full floor can be offered of around 33,500 sq ft.

BUILDING AMENITIES

- Manned reception
- Double height entrance lobby
- DDA compliant
- 2 Passenger lifts
- Goods lift
- Gym
- 1907 Café
- Meeting rooms available to hire
- Seated breakout areas
- Cycle racks
- Shower facilities
- Secure on site parking
- Co-working space
- Virtual office provision

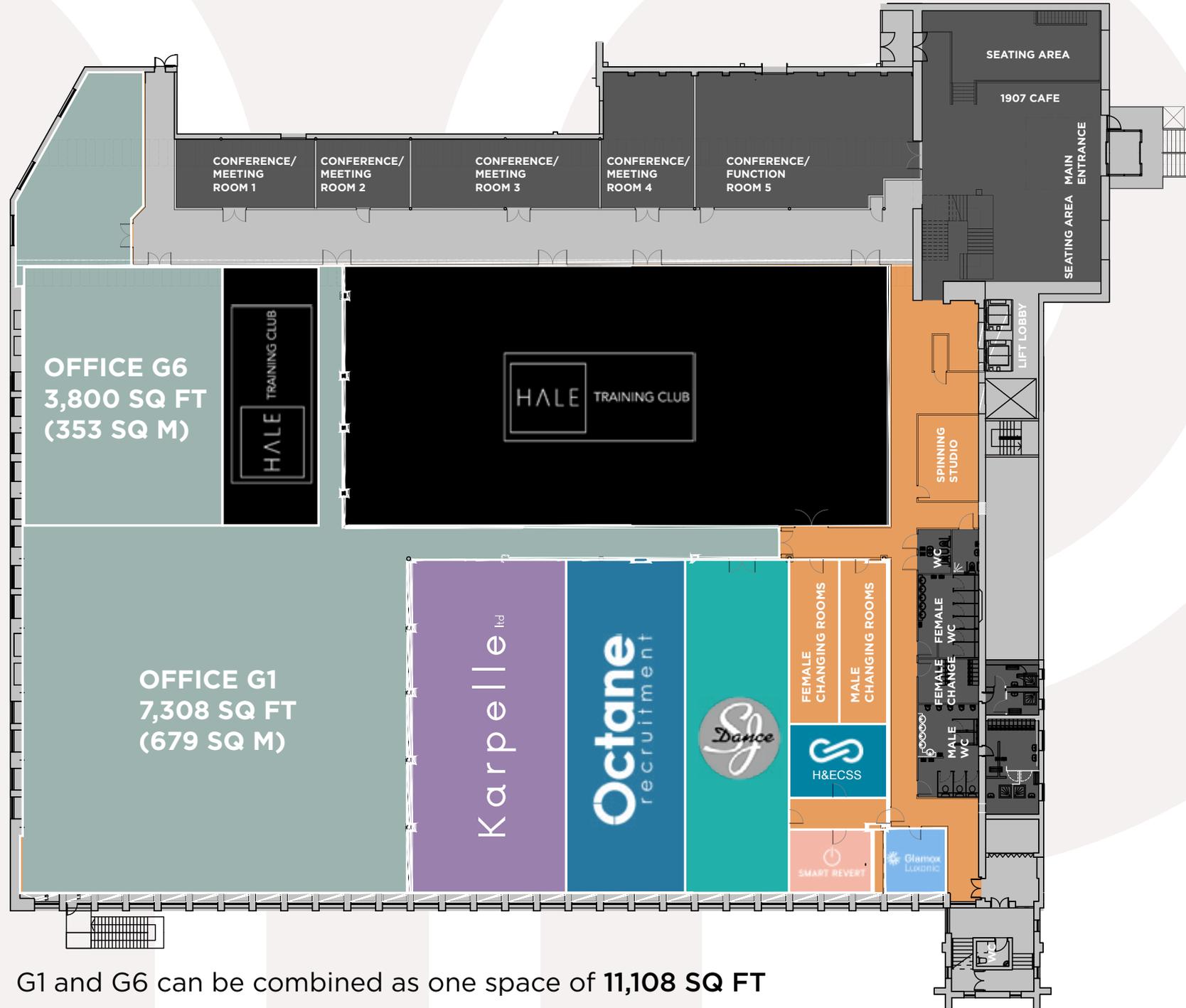




GROUND FLOOR FLOORPLAN

- Full access raised floor
- Exposed services with LED lighting
- Exposed brickwork
- New double glazed windows
- New male, female and disabled WC's
- Air conditioning
- Large and efficient floor plate

	SQ FT	SQ M
G1	7,308	679
G2 - LET	-	-
G3 - LET	-	-
G4 - LET	-	-
G5 - LET	-	-
G6	3,800	353
G8 - LET	-	-
G9 - LET	-	-

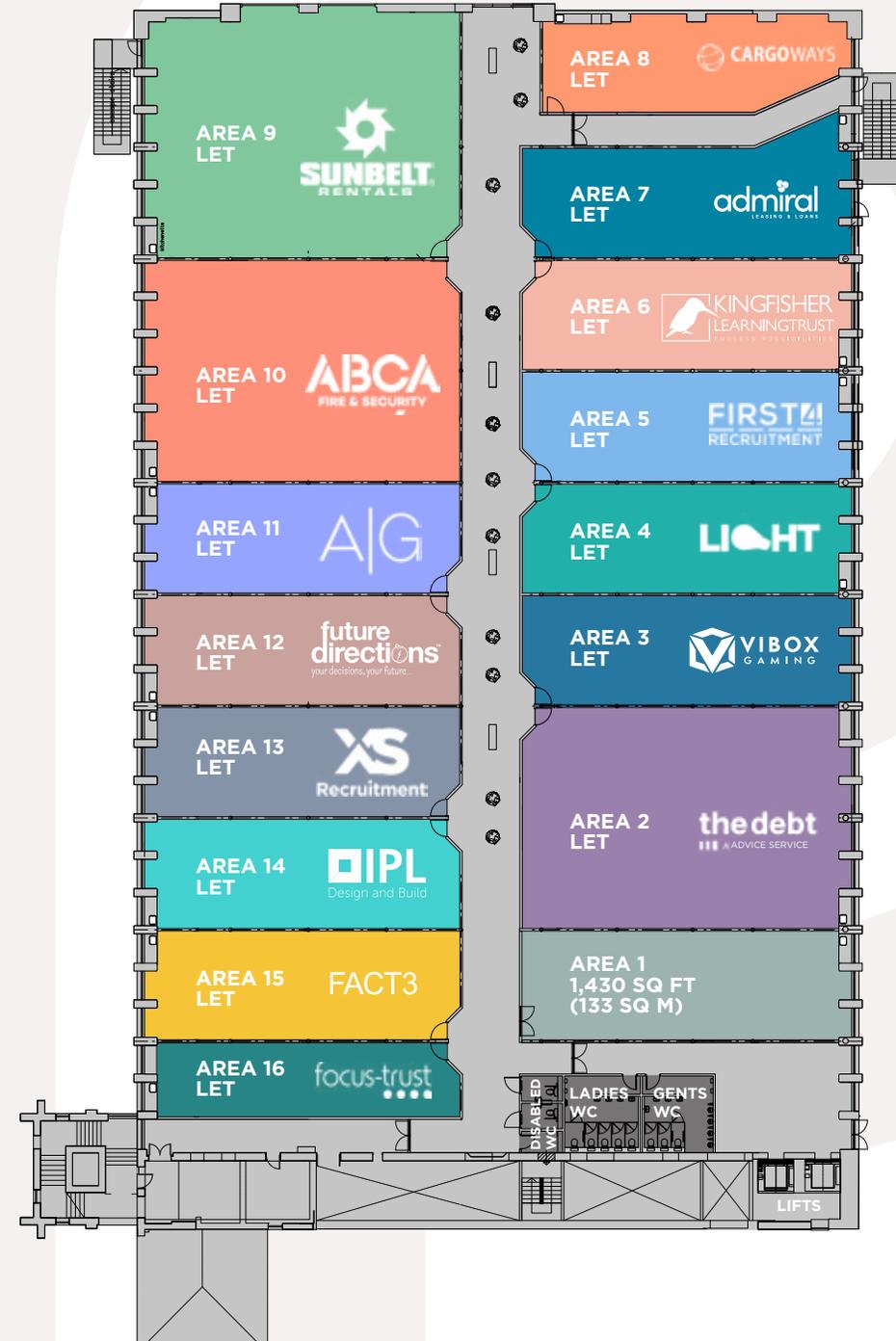


G1 and G6 can be combined as one space of 11,108 SQ FT



FIRST FLOOR FLOORPLAN

OFFICE AREA	SQ FT	SQ M
AREA 1	1,430	133
AREA 2 - LET	-	-
AREA 3 - LET	-	-
AREA 4 - LET	-	-
AREA 5 - LET	-	-
AREA 6 - LET	-	-
AREA 7 - LET	-	-
AREA 8 - LET	-	-
AREA 9 - LET	-	-
AREA 10 - LET	-	-
AREA 11 - LET	-	-
AREA 12 - LET	-	-
AREA 13 - LET	-	-
AREA 14 - LET	-	-
AREA 15 - LET	-	-
AREA 16 - LET	-	-





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OLDHAM OL9 9RH

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GALLERY



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SHIRE SELF STORAGE

ENTRANCE

DWS SECURITY
CCTV - Alarm - Fire Alarm

Opening hours:

Monday	9.30 - 17.00
Tuesday	9.30 - 17.00
Wednesday	9.30 - 17.00
Thursday	9.30 - 17.00
Friday	9.30 - 17.00
Saturday	11.00 - 15.00
Sunday	11.00 - 15.00

0161 251 8531 info@dwsecURITY.co.uk
www.dwsecURITY.co.uk

SHIRE SELF STORAGE
www.shireselfstorage.co



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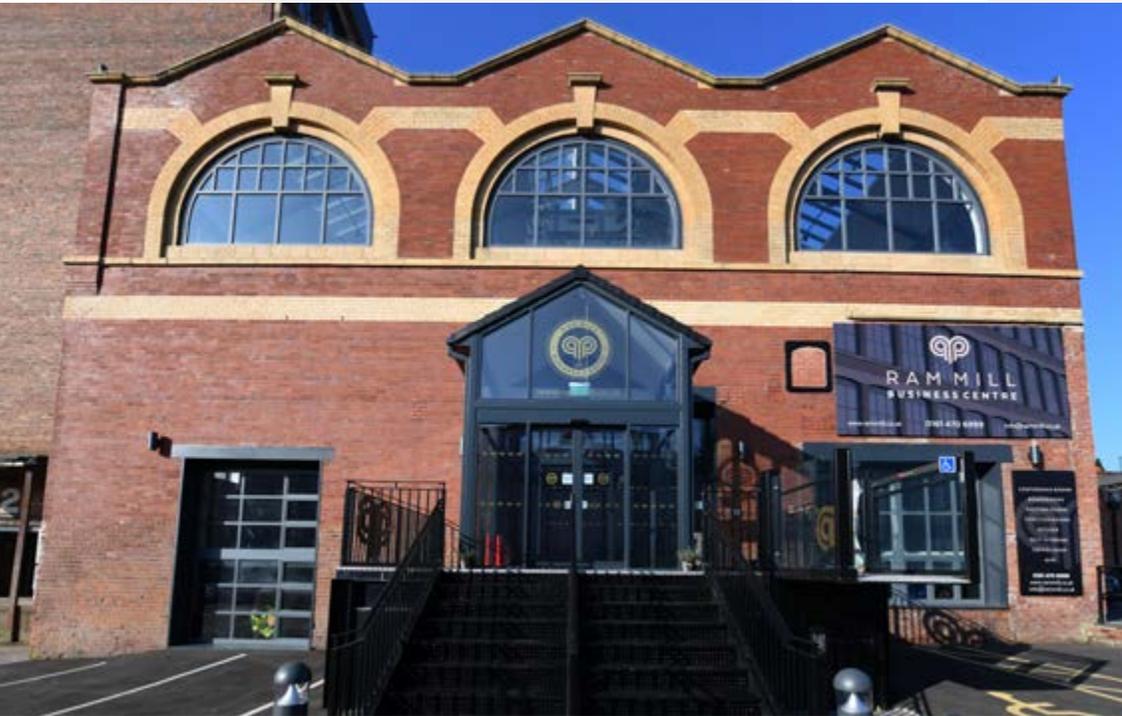




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FURTHER INFORMATION

TERMS

Flexible terms available.

EPC

An EPC certificate is available upon request, and is rated as B.

CONTACT

To arrange an inspection of Ram Mill, or to discuss further, please contact:



0161 470 6999
info@rammill.co.uk

IMPORTANT NOTICE: Notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated April 2024.

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Marketing
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