



RAM MILL
BUSINESS CENTRE

CORPORATE HEADQUARTERS · GREATER MANCHESTER

Headquarters minutes from Manchester

Bespoke office space from 5,000 to 100,000 sq ft across three floors of a refurbished heritage mill, around 10 minutes from Manchester city centre, with more than 250 parking spaces on site.

GORDON STREET, CHADDERTON, OLDHAM OL9 9RH

0161 470 6999

IDEAS
PEOPLE
A BRIGHTER
TOMORROW



AT A GLANCE

One address, room to grow

100,000

sq ft available across three floors

5,000+

sq ft headquarters suites

250+

on-site parking spaces

70+

businesses already on site

J21

immediate access to the M60 & M62

1907

landmark mill, fully refurbished

RAM MILL BUSINESS CENTRE · CORPORATE HEADQUARTERS





LOCATION

Connected to the region

Ram Mill adjoins Junction 21 of the M60 via the A663 Broadway, with fast links across Greater Manchester.

M60 Junction 21	Immediate
M62 motorway	c. 5 min drive
Manchester city centre	c. 10 min drive
Oldham town centre	c. 10 min drive





BESPOKE WORKPLACE CONCEPTS

Picture your business here

Reception, open-plan teams, private offices, boardrooms, breakout areas and kitchen can all be designed as one coherent headquarters.



BRANDED RECEPTION



ARRIVAL LOUNGE



SUITE ENTRANCE



OPEN-PLAN WORKSPACE



GLAZED FRONTAGE



BREAKOUT AND KITCHEN



AMENITIES AND SERVICES

Everything on site for your team



Manned reception

Front-of-house service for visitors



1907 Café

Coffee and food for staff and guests



Fully equipped gym

With showers and changing facilities



Heritage 1907 event hall

Conferences, training and functions



Meeting rooms

For client meetings and training



Shire Self Storage

Secure space for stock and archives



OUR OCCUPIERS

In good company

National and international organisations already call Ram Mill home, alongside more than **70 established businesses**.



New Bridge Multi
Academy Trust



SPECIFICATION

Specified for corporate occupiers

Your suite

- ✓ Air conditioning throughout
- ✓ Fully fitted with data cabling
- ✓ Suspended ceilings with LED lighting
- ✓ Kitchenette facilities
- ✓ Double-glazed windows
- ✓ Carpeted floors
- ✓ Security alarm systems
- ✓ Optional office furniture

The building

- ✓ Manned reception and front-of-house service
- ✓ On-site management team
- ✓ Post and parcel handling
- ✓ IT infrastructure and support available
- ✓ More than 250 secure parking spaces
- ✓ **No Service Charge**
- ✓ 7-day access
- ✓ DDA-compliant building



SCHEDULE OF ACCOMMODATION

A floor that fits your business



Suite	Sq ft	Sq m	Status
S.01	2,000–15,000	186–1,394	Available
S.02	2,000–9,000	186–836	Available
S.03	1,324	123	Available
S.04	875	81	Available
S.05	1,493	139	Coming soon
S.06	475	44	Coming soon
S.07	475	44	Coming soon

Shown: one typical floor with indicative suite concepts. Up to approx. 100,000 sq ft is available across three open-plan floors, configured as needed. All areas are approximate.



THE OPPORTUNITY

A headquarters without compromise

Up to approximately 100,000 sq ft of open-plan space is available across three floors. Take a single suite, a whole floor or more, and give your staff, clients and visitors a headquarters with the presence of a landmark building and the practicality of a motorway-side location. There is no service charge to pay.



Access

Immediate access to M60 Junction 21. The M62 is around 5 minutes' drive and Manchester city centre around 10 minutes.



Parking

More than 250 spaces on a secure site, so your people are not relying on city-centre parking.



Amenity

Café, gym, manned reception and a historic event hall, all under one roof.



Flexibility

Suites from 5,000 sq ft to multiple floors, laid out and fitted around your business.



ARRANGE A VIEWING

Discuss your next headquarters

TELEPHONE

0161 470 6999

EMAIL

info@rammill.co.uk

WEB

www.rammill.co.uk

GORDON STREET, CHADDERTON, OLDHAM OL9 9RH

Viewings arranged at a time to suit you

