

RAM MILL
BUSINESS CENTRE

GORDON ST, CHADDERTON, OLDHAM OL9 9RH

A PREMIUM WORKSPACE IN A LANDMARK HERITAGE BUILDING

SUITES FROM 500 SQ FT TO 33,000 SQ FT
WITH ON-SITE CAFÉ, GYM, MEETING FACILITIES
AND SECURE PARKING


RAM MILL
BUSINESS CENTRE
NO ENTRY
EXIT
RESERVE PARKING ONLY











DESCRIPTION

Ram Mill has been transformed into a high-quality business centre that combines industrial heritage with modern office design.

The building offers bright, spacious offices with high ceilings, exposed brickwork, and excellent natural light — creating a workspace that feels both professional and distinctive.

From self-contained suites to full-floor opportunities, Ram Mill provides the flexibility for businesses to grow, adapt, and establish a strong presence in a well-connected Greater Manchester location.

Key highlights

- Up to 33,000 SQ FT available
- 70+ established businesses on-site
- On-site café,
- Fully Equipped Gym
- Meeting and Conference Facilities
- 250+ parking spaces
- Self-Storage on site
- Immediate access to M60 (J21)

OFFICES

MODERN OFFICE SPACE WITH CHARACTER

Ram Mill offers high-quality office space within a fully refurbished heritage building, combining modern specification with distinctive industrial character.

Each office benefits from excellent natural light, high ceilings, and exposed architectural features, creating a workspace that feels both professional and unique.

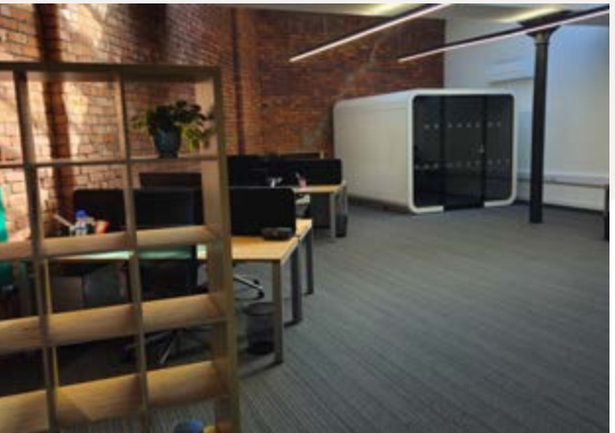
Suites are available in a range of sizes, from smaller self-contained offices to large open-plan spaces, all of which can be configured to suit your specific requirements. Whether you need private offices, meeting rooms, breakout areas or a dedicated reception, spaces can be designed around your business.

The result is a flexible working environment that supports day-to-day operations while also providing a strong setting for staff, clients and visitors.

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









AMENITIES

Ram Mill Business Centre offers a wide range of on-site amenities designed to support both day-to-day operations and wider business needs.

Conference & Meeting Rooms

A range of on-site meeting and conference spaces are available, suitable for team meetings, client presentations and training sessions.

Large Event Hall

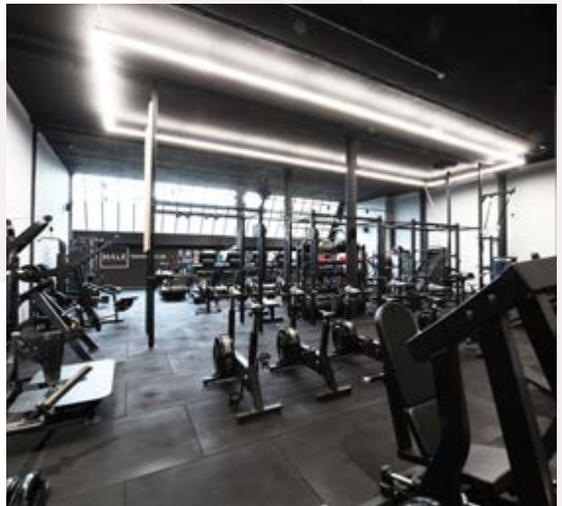
A unique feature of Ram Mill is its large, character-filled event space, capable of hosting larger corporate events, networking exhibitions and private functions.

The space offers flexibility in layout and can be configured to suit a wide range of uses, making it ideal for businesses that regularly host events or require occasional large-scale space.

On-Site Storage Solutions

Through Shire Self Storage, businesses have access to secure, on-site storage facilities in a range of sizes for companies requiring additional space for stock, equipment or archives.









FULL AMENITIES LIST

Workplace & Staff Facilities

- On-site gym with modern equipment
- 1907 Café for staff and visitors
- Shower facilities and changing areas
- Hybrid salon on-site

Business Support & Services

- Manned reception with front-of-house service
- Post and parcel handling service
- On-site management team
- IT infrastructure and support available

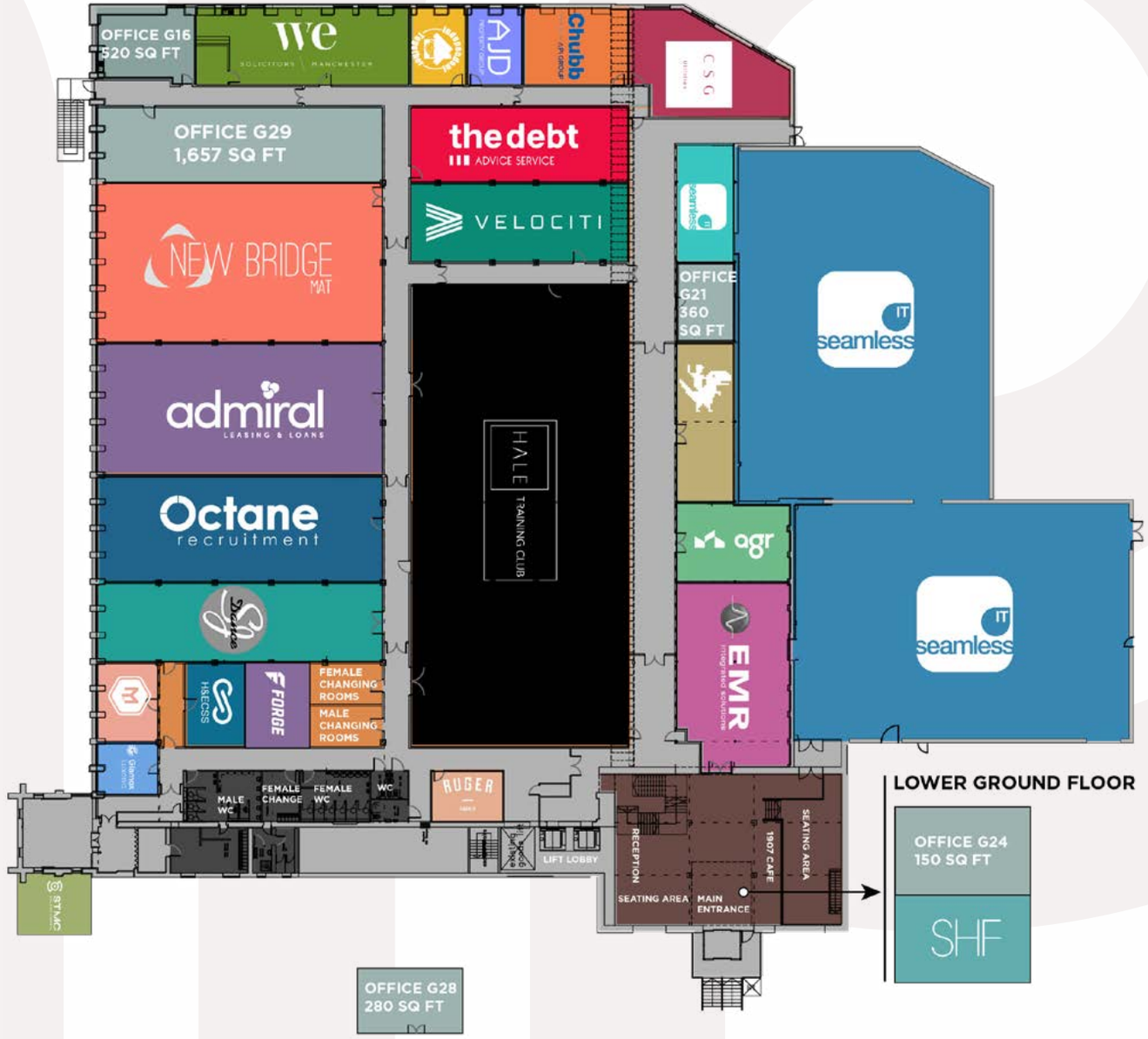
Building & Infrastructure

- Secure on-site parking
- 7-day access
- DDA compliant building

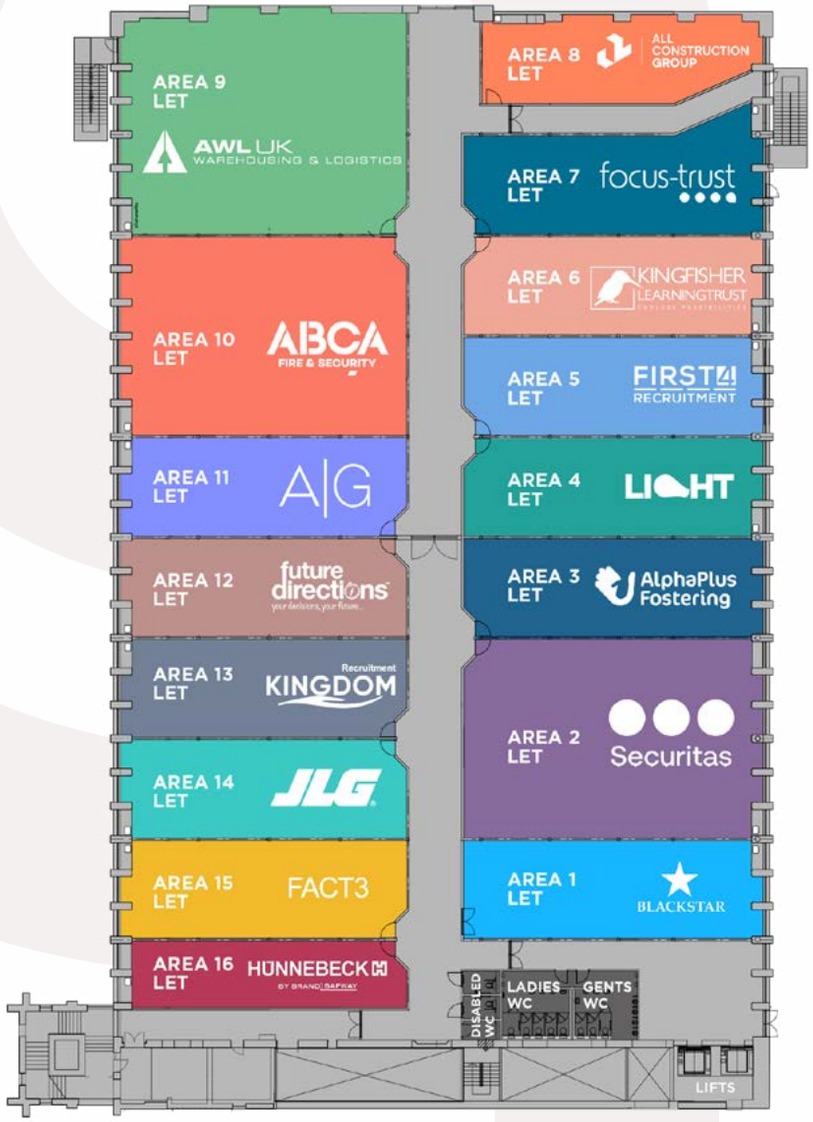
GROUND FLOOR FLOORPLAN

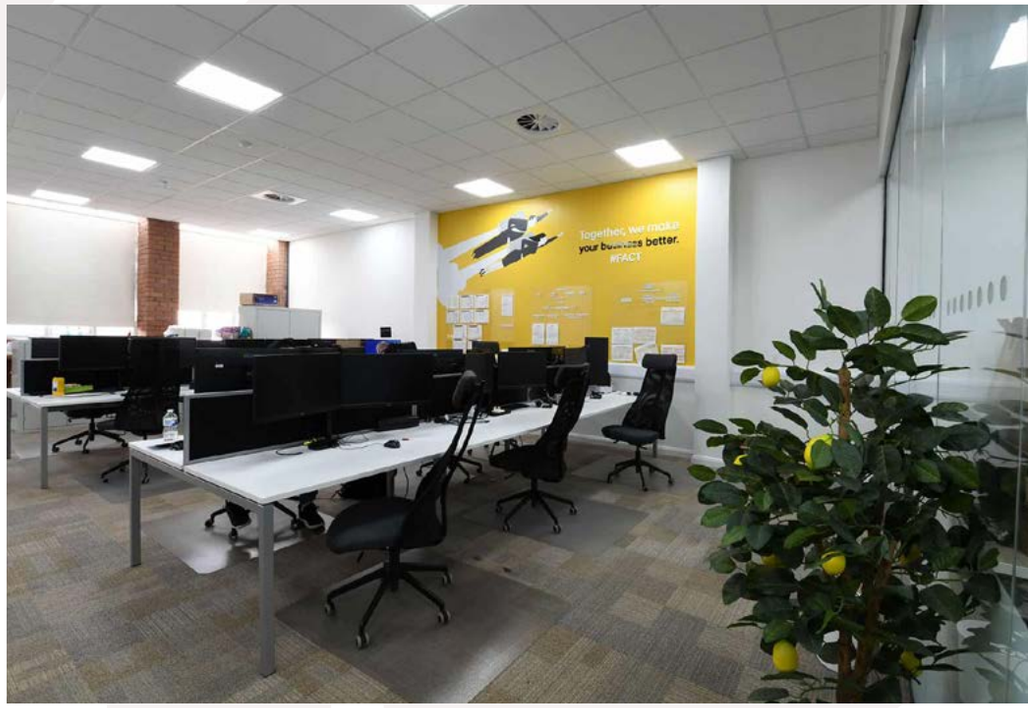
- Full access raised floor
- Exposed services with LED lighting
- Exposed brickwork
- New double glazed windows
- New male, female and disabled WC's
- Air conditioning
- Large and efficient floor plate

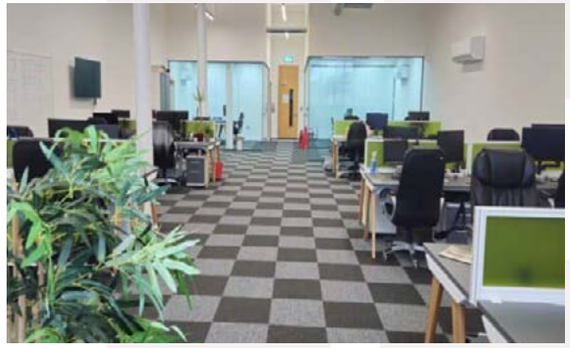
	SQ FT	SQ M
G16 – AVAILABLE 10 DESKS	520	48.3
G21 – AVAILABLE 6 DESKS	360	33.4
G24 – AVAILABLE 2 PERSON	150	14
G28 – AVAILABLE 4 DESKS	280	26
G29 – AVAILABLE 18 DESKS	1,657	154



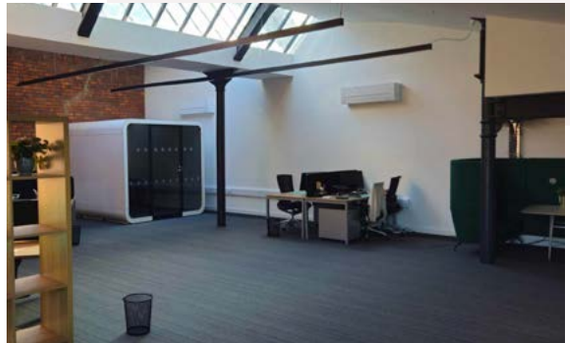
FIRST FLOOR FLOORPLAN











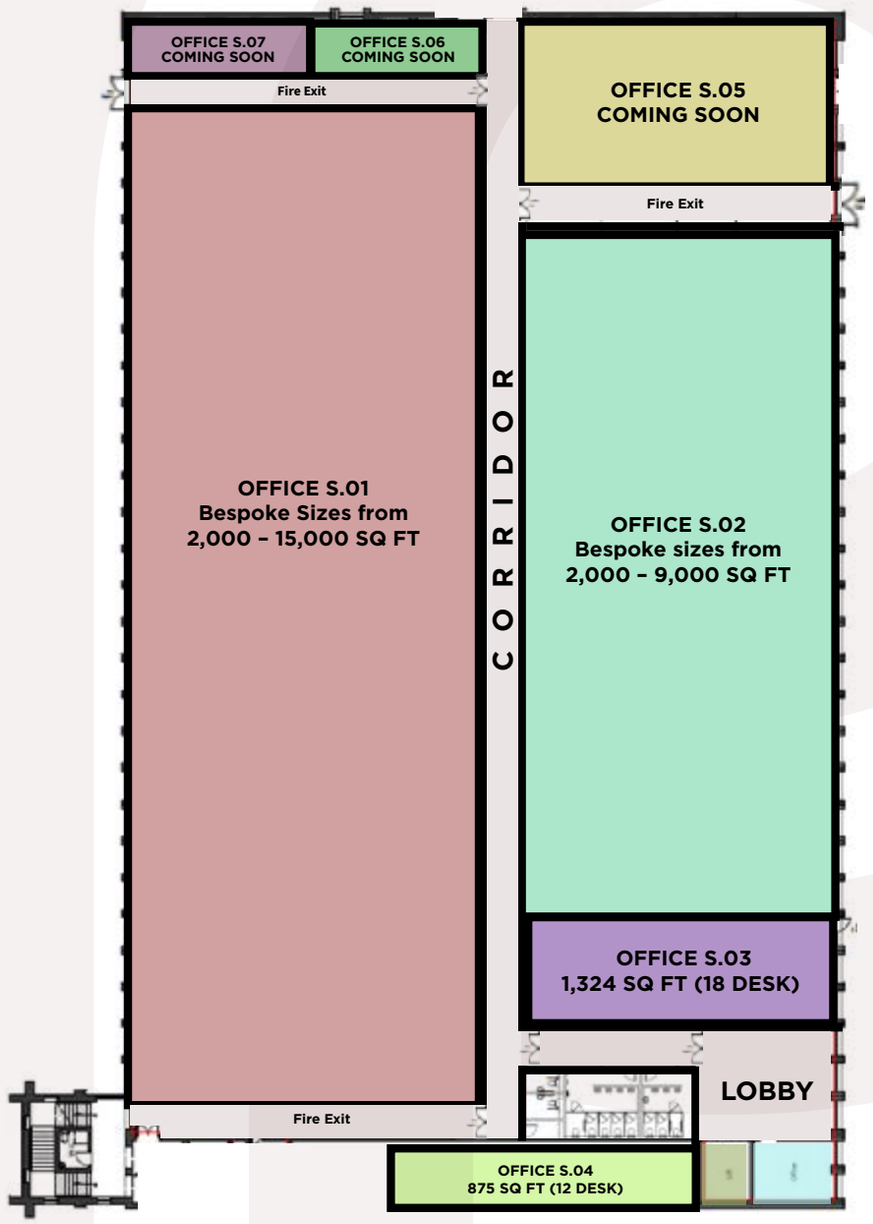


SECOND FLOOR AVAILABILITY

BEING NEWLY DEVELOPED

Flexible office suites available from approximately 1,000 sq ft upwards within a 33,000 sq ft open-plan floor. The space can be configured to create bespoke offices tailored to customer requirements.

	SQ FT	SQ M
S.01 – AVAILABLE BESPOKE SIZES	2,000 - 15,000	186 - 1,394
S.02 – AVAILABLE BESPOKE SIZES	2,000 - 9,000	186 - 836
S.03 – AVAILABLE BESPOKE SIZES	1,324	123
S.04 – AVAILABLE BESPOKE SIZES	875	81
S.05 – COMING SOON BESPOKE SIZES	1,493	139
S.06 – COMING SOON BESPOKE SIZES	475	44
S.07 – COMING SOON BESPOKE SIZES	475	44



LOCATION

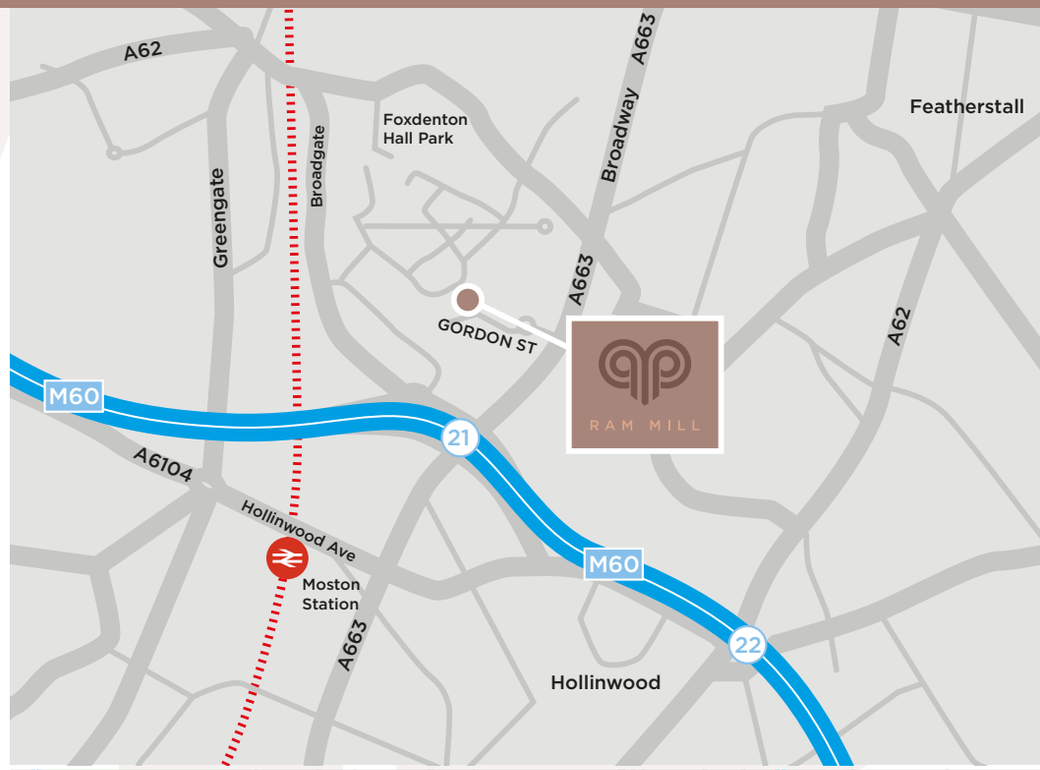
Ram Mill is situated adjoining J21 of the M60 motorway, accessed via the A663 Broadway, providing swift access to Oldham town centre, Manchester and the region's wider motorway network.

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.

OPEN MAP










MANCHESTER CITY CENTRE
MANCHESTER CITY CENTRE
M60
BLACKLEY GOLF CLUB
NORTH
J21, M60
SUBWAY
BOAT & HORSES PUB
COSTCO WHOLESALE
litecraft
RAM MILL
A663 BROADWAY
GORDON STREET
LIDL
CHADDERTON







CONTACT

To arrange a viewing of Ram Mill, or to discuss further, please contact:

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/ram_mill_business_centre/

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Designed by:
Blaze Marketing
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GALLERY












ENTRANCE


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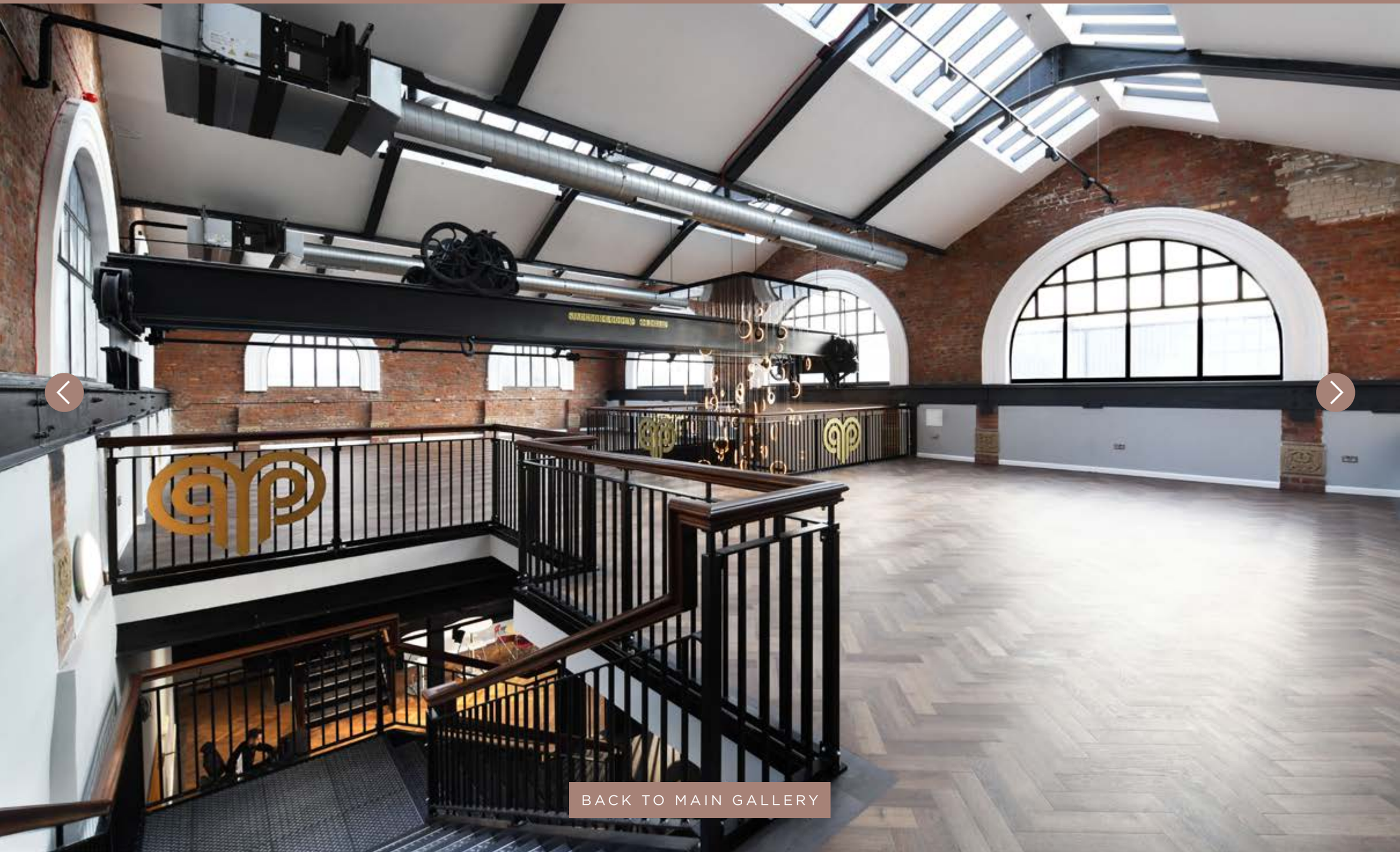



RECEPTION


Dance with your heart
and your feet will follow



BACK TO MAIN GALLERY



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