



RAM MILL

GORDON ST, CHADDERTON, OLDHAM OL9 9RH

FULLY REFURBISHED
CHARACTER OFFICE SPACE

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



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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](#)







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MANCHESTER
CITY CENTRE

MANCHESTER CITY CENTRE

M60

BLACKLEY
GOLF CLUB

NORTH

J21, M60

SUBWAY

BOAT &
HORSES PUB

COSTCO
WHOLESALE

litecraft

ap
RAM MILL

A663
BROADWAY

McDonald's

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 area and food offering



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
- Café
- Meeting rooms available to hire
- Seated breakout areas
- Cycle racks
- Shower facilities
- Secure on site parking



GROUND FLOOR FLOORPLAN

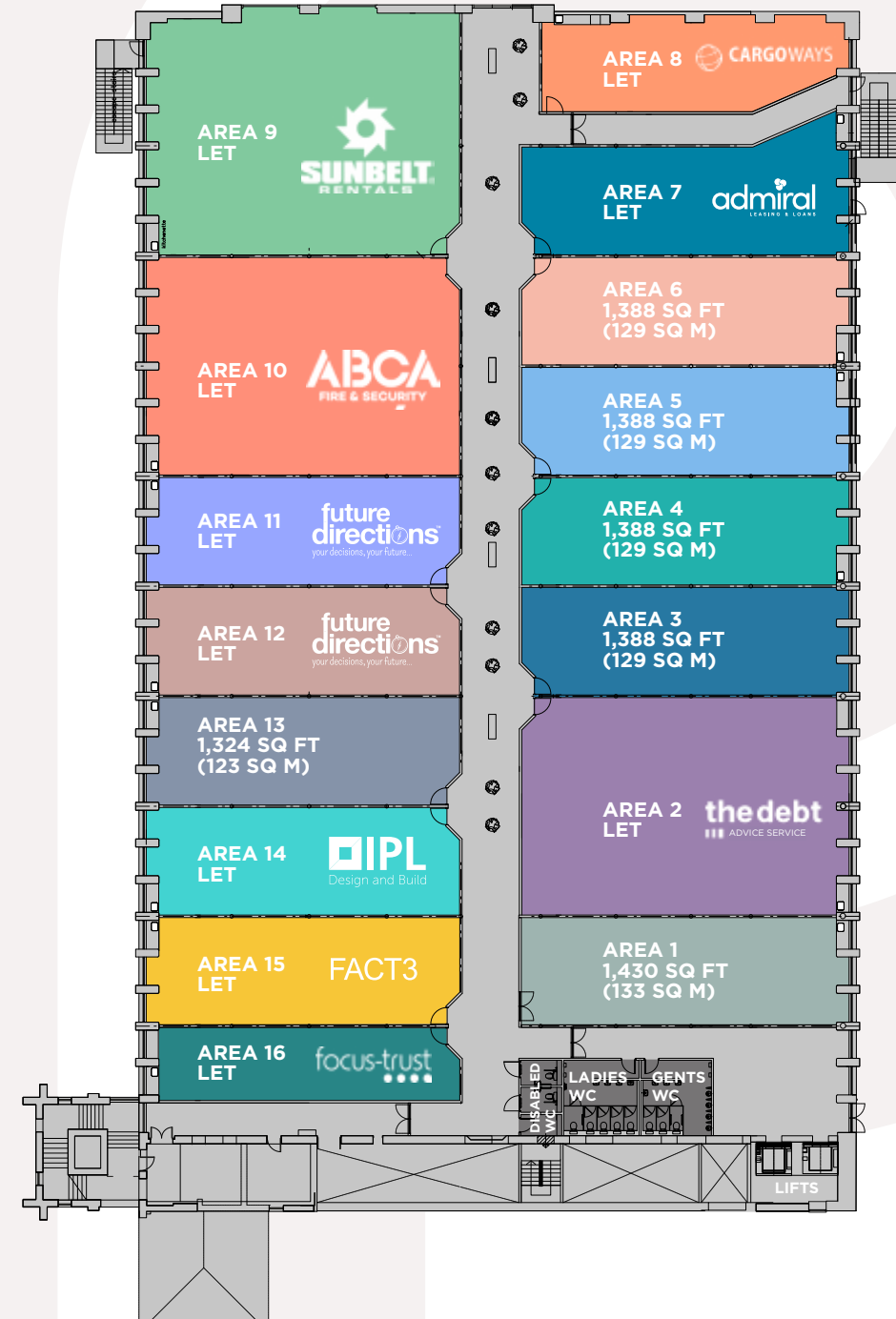
- Full access raised floor
- Exposed services with LED lighting
- Exposed brickwork
- New double glazed windows
- New male, female and disabled WC's
- Air conditioning
- Large and efficient floor plate





FIRST FLOOR FLOORPLAN

OFFICE AREA	SQ FT	SQ M
AREA 1	1,430	133
AREA 2	-	-
AREA 3	1,388	129
AREA 4	1,388	129
AREA 5	1,388	129
AREA 6	1,388	120
AREA 7 - LET	-	-
AREA 8 - LET	-	-
AREA 9 - LET	-	-
AREA 10 - LET	-	-
AREA 11 - LET	-	-
AREA 12 - LET	-	-
AREA 13	1,324	123
AREA 14 - LET	-	-
AREA 15 - LET	-	-
AREA 16 - LET	-	-





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GALLERY



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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 the agents :



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