



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

A PREMIUM WORKSPACE IN A  
LANDMARK HERITAGE BUILDING

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





## 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

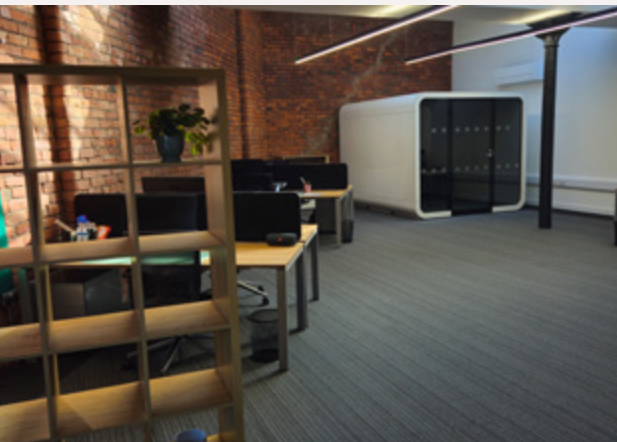
Ram Mill offers high-quality office space within a fully refurbished heritage building, combining modern specification with distinctive industrial character.

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

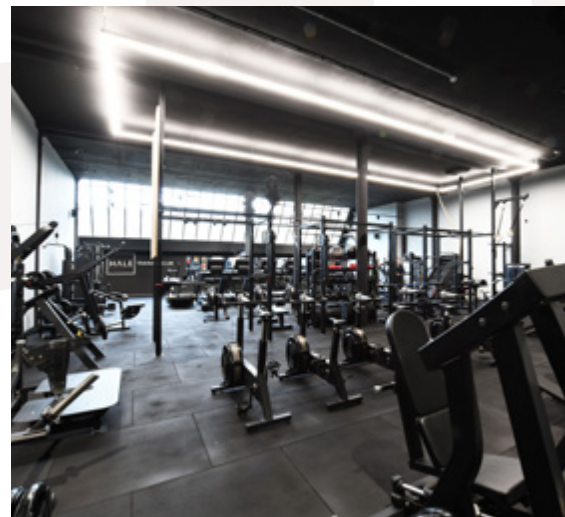
- On-site gym with modern equipment
- 1907 Café for staff and visitors
- Shower facilities and changing areas
- Hybrid salon on-site

### 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
G17 - AVAILABLE	5,084	472
G26 - AVAILABLE 25 DESKS	2,052	191
G27 - AVAILABLE 10 DESKS	680	63
G28 - AVAILABLE 4 DESKS	280	26





# FIRST FLOOR FLOORPLAN

	SQ FT	SQ M
OFFICE 17 - AVAILABLE 12 DESKS	828	77



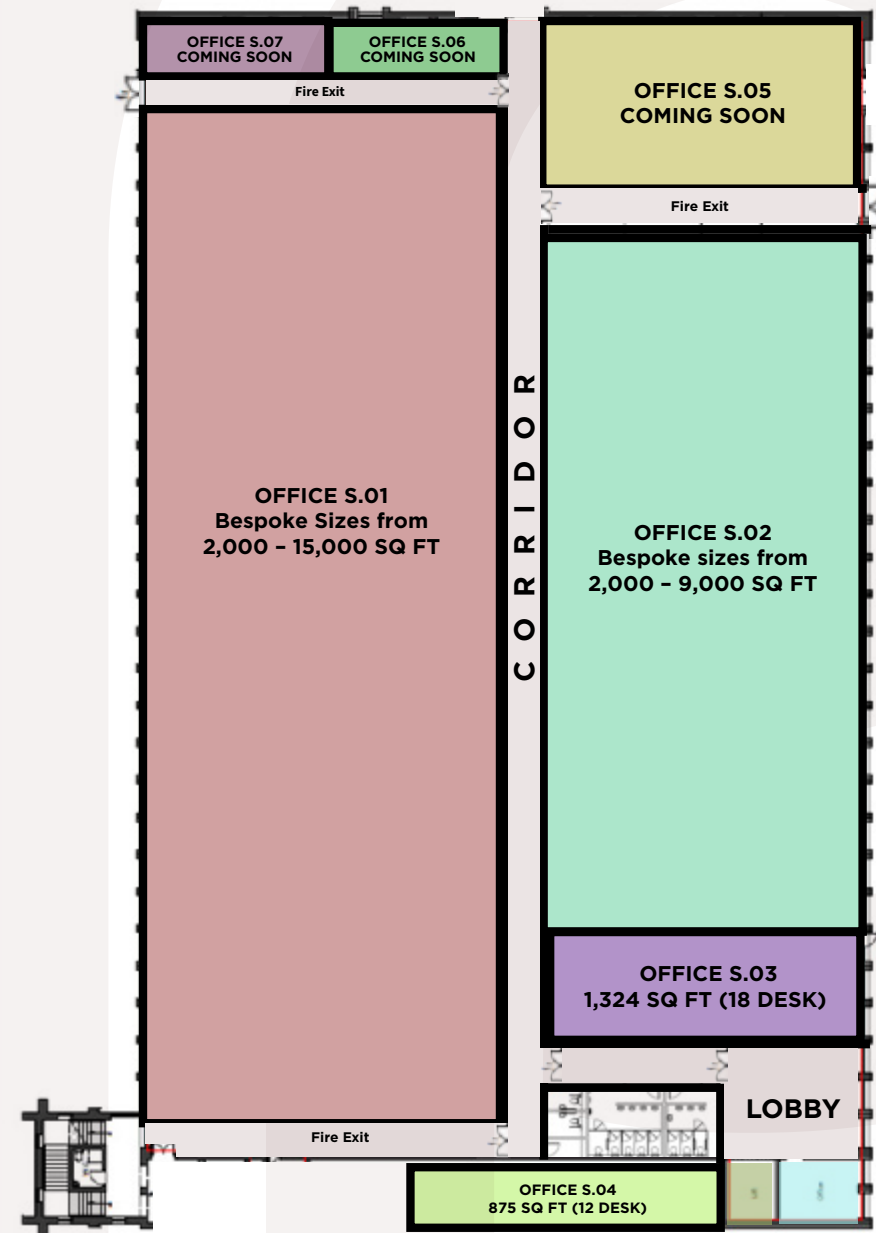


# SECOND FLOOR AVAILABILITY

## 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

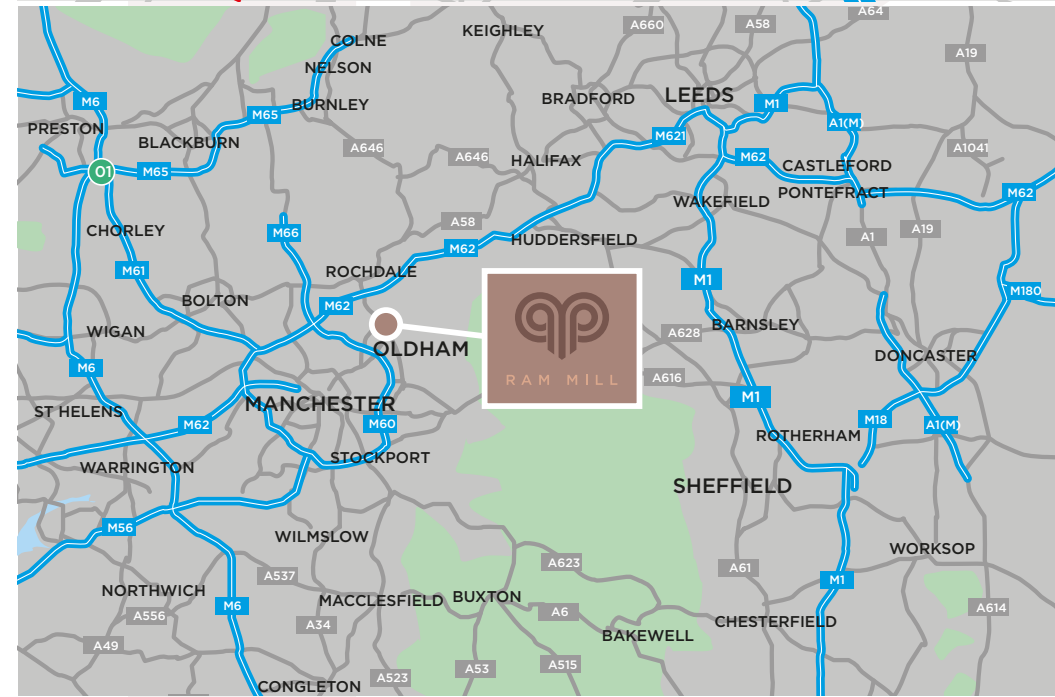
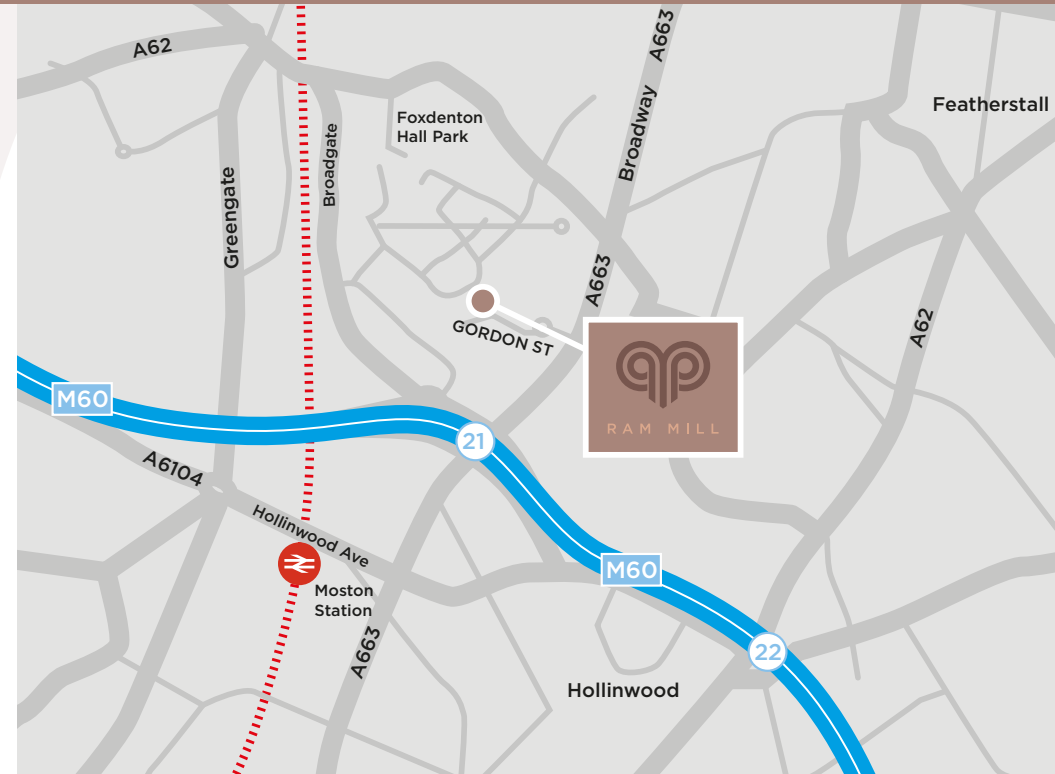


# LOCATION

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

COSTCO  
WHOLESALE

BOAT &  
HORSES PUB

SUBWAY

litecraft

RAM MILL

A663  
BROADWAY

McDonald's

GORDON  
STREET

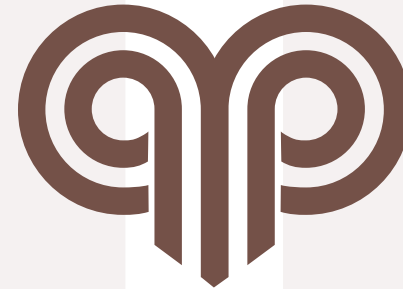
LIDL

CHADDERTON



## CONTACT

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



0161 470 6999  
[info@rammill.co.uk](mailto:info@rammill.co.uk)

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Designed by:  
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OLDHAM OL9 9RH

[DESCRIPTION](#) | [OFFICE SPACE](#) | [AMENITIES](#) | [FLOORPLANS](#) | [LOCATION](#) | [CONTACT](#) | [GALLERY](#)



# GALLERY







SHIRE SELF STORAGE

ENTRANCE

**DWS SECURITY**  
Clean, secure & safe  
Opening times:  
Monday: 9.30-5.00  
Tuesday: 9.30-5.00  
Wednesday: 9.30-5.00  
Thursday: 9.30-5.00  
Friday: 9.30-5.00  
Saturday: CLOSED  
Sunday: CLOSED  
0161 621 8700  
www.dws-security.co.uk

SHIRE SELF STORAGE  
www.shireselfstorage.co



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CONFERENCE ROOMS

BOARDROOMS

MEETING ROOMS

FUNCTION ROOMS

OFFICES

SELF-STORAGE

COFFEE SHOP

GYM

0161 470 6999

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*Dance with your heart  
and your feet will follow*

