

MBRE



**OFFICES
TO LET**



Ram Mill

Business Centre
Gordon Street,
Chadderton, OL9 9RH

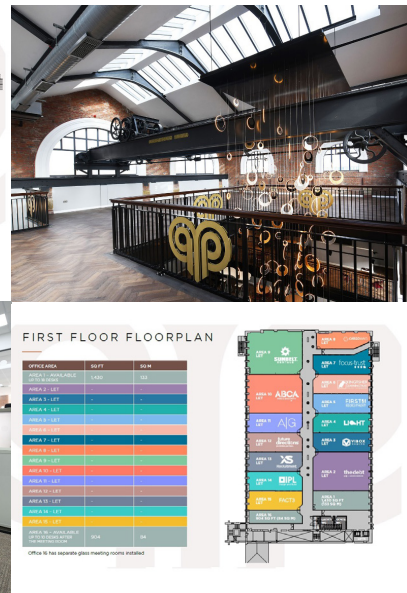
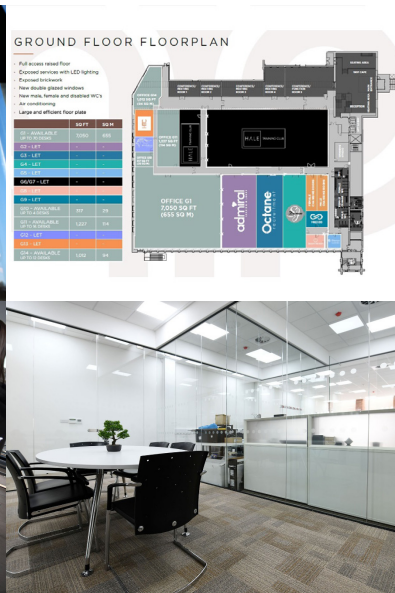
**FROM
317
SQ.FT**



- Fully refurbished character office space
- Suites from 317 Sq.ft up to 7,050 Sq.ft
- GF Suites - G1: 7,050 Sq.ft/G10: 317 Sq.ft
- GF Suites - G11: 1,227 Sq.ft/G14: 1,012 Sq.ft
- FF Suites - F1: 1,430 Sq.ft/F16: 904 Sq.ft
- Three conference rooms available to hire
- On site car parking for all Tenants
- In-house Lease/Licence Agreements

Location

Ram Mill is situated adjoining J21 of the M60 motorway, accessed via the A663 Broadway. Ram Mill is a 10 minute drive to Oldham town centre, and 5 miles into Manchester City Centre via Broadway (A663) and Oldham Rd (A62). The M62 motorway is 5 miles away via the M60, and runs East towards Leeds, and West towards Liverpool.



Description/Accommodation

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 317 sq ft up to 7,050 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".

Rateable Values

Rateable value: £TBC.

Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with TMBC - 0161 342 2233.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent/VAT

Rent on application - £/Sq.ft subject to office size.

We understand that VAT is payable at the property.

Internet/I.T Support

Fully managed I.T & internet support available and payable as an additional charge subject to package.

Office Cleaning

Office cleaning is available through the Landlord and is payable as an additional charge.

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

Building Insurance

The Landlord will insure the building and recharge the appropriate premium to the Tenant based on floor area.

Services

Electricity, heating and air conditioning are billed by the Landlord based on usage as additional charges.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JULY 2024.