



**TO LET**

**Serviced Office Suites**

**120 SQ FT TO 5,500 SQ FT**

Chambers Business Centre  
Chapel Road Chadderton OL8 4QQ



OLDHAM'S LARGEST AND BEST MULTI-OCCUPANCY BUSINESS CENTRE

## Description

This centre is Oldham's biggest and best multi-occupancy business hub offering a mix of modern office space, warehousing and a dedicated self-storage facility. The current owners have invested extensively into the site providing modern character office space with fantastic features such as high ceilings, exposed brickwork, excellent natural light and overall a pleasant working environment.

This centre has a fully manned reception area at all times during office hours and in excess of 300 car parking spaces on site. The space benefits from the latest telecommunications, data and security services, providing for all of your requirements, with onsite meeting and conference rooms boasting views overlooking the skyline of central Manchester and beyond, providing an impressive location to hold your meetings and conferences for up to 100 people.



- Self-Contained office space
- Services included
- Flexible terms and Fixed costs
- Furnished/unfurnished
- Meeting and training rooms/  
Conference facilities

- 24-hour security
- Showers/ Bike racks/ Breakout/  
Lounge Space
- Disabled facilities (DDA/ASA  
compliant) with Lift
- IT support/ Reception services
- On-site management team

- Café / restaurant on site and  
catering facilities
- Videoconferencing /AV  
equipment
- Copy and Printing Facilities.  
Postal facilities/mail handling  
and Telephone answering

- VOIP Phone System
- CCTV
- Open-plan offices
- VPN
- Cat II lighting
- Perimeter trunking

Office suites are available  
from 120 sq ft to 5,500 sq ft



# Unit 2



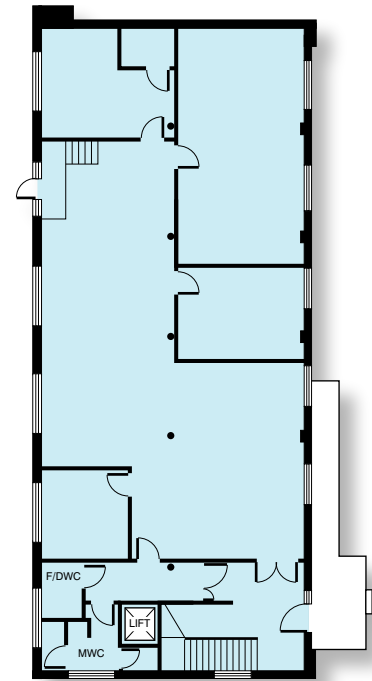
## Self-Contained Office Premises with parking (may split)

This detached two storey unit is ideal for larger operators or tenants wanting their own separate space as it is completely self-contained and would suit a variety of business uses subject to agreement and planning.

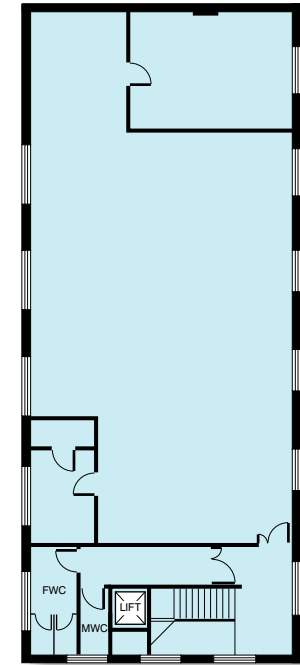
Accommodation briefly comprises the following:

Ground Floor	242.9 SqM	2,615 SqFt
First Floor	242.9 SqM	2,615 SqFt
<b>Total</b>	<b>485.8 SqM</b>	<b>5,230 SqFt</b>

**Terms** Available on terms to be negotiated.  
**Rent** On Application.  
**Business Rates** TBC.



Ground Floor



First Floor



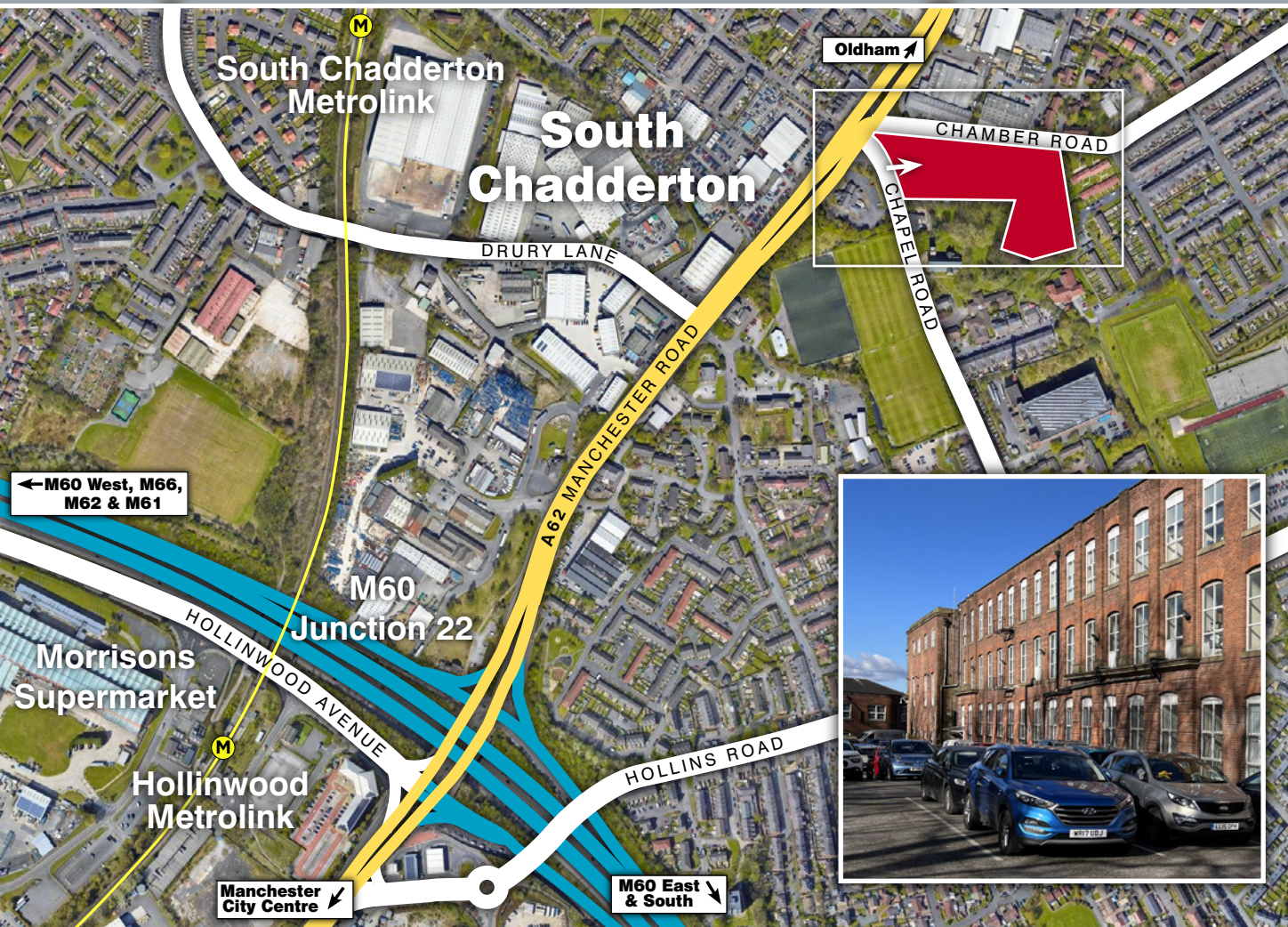
- Open-plan offices
- DDA compliant with lift
- Cat II lighting
- Cat V data / Perimeter trunking
- CCTV and alarmed





## Location OL8 4QQ

Located just a few hundred yards away from the Manchester orbital M60 motorway at Junction 22, providing excellent connectivity both locally and regionally. This centre has a prominent main road position on the A62 close to a major junction of Chamber Road / Chapel Road, with Manchester City Centre, Oldham, Rochdale, Ashton and other towns just a short drive away. Manchester International Airport is just 20 minutes away, and the new Metrolink extension is just a few minutes' walk from the site. The site also benefits from being on a high frequency bus corridor, providing services every few minutes to and from Manchester and Oldham.



### Rental Terms

Flexible terms available with all-inclusive packages. Please get in contact to discuss.

### Business Rates

Tenants are responsible for any associated rates. Further enquires to Oldham Council.

# cbc

## Chambers Business Centre

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