



CITRUS
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OLDHAM BUSINESS CENTRE

HOBSON STREET, OLDHAM, OL1 1BB

TO LET

MAY SELL

Flexible office accommodation

Approx. 4,672 sq ft - 45,000 sq ft available

From £3,893 pcm | £9.50 - £10.00 per sq ft

Guide sale price: £3,000,000

Citrus Commercial Circle





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A sizeable town centre office opportunity

Flexible suites, wing options or full-building occupation



4,672 - 45,000 sq ft
AVAILABLE SPACE



£9.50 - £10.00 psf
GUIDE RENT



£3,893 pcm
FROM



£3m guide
MAY SELL

Citrus Commercial Circle is pleased to present Oldham Business Centre, a substantial office complex in Oldham town centre. The building offers large floorplates, cellular offices, teaching rooms, reception areas and support accommodation, making it suitable for occupiers seeking scale, flexibility and immediate town centre connectivity.

Key selling points

- Two office wings of circa 20,000 sq ft each
- Flexible occupation from approx. 4,672 sq ft
- Former university / education-style fit-out
- On-site parking, lifts and reception facilities



Property Description

Oldham Business Centre provides an extensive and adaptable office environment arranged over multiple floors. The accommodation includes open-plan office areas, meeting rooms, classrooms / training space, private offices, kitchenettes, WCs, circulation areas and reception facilities. The layout is well suited to a single large occupier, education and training providers, public sector organisations, call centres, professional services, healthcare administration, serviced office operators or phased multi-let occupation.

The building may also be of interest to investors and developers considering alternative use or residential conversion potential, subject to planning and all necessary consents.

Specification includes

- Large open-plan office floorplates
- Cellular offices, classrooms and meeting rooms
- Suspended ceilings with Cat II / LED lighting in parts
- Air conditioning / comfort cooling in parts
- Perimeter trunking and floor boxes
- Passenger lifts, stairs, WCs and kitchen facilities





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Central Oldham location

**Town centre position with tram, road
and amenity links**

Oldham Business Centre is positioned on Hobson Street within Oldham's commercial, education and retail core. The location benefits from strong surrounding amenity, including the town centre retail, leisure and civic facilities, with nearby public transport and car parking options.



Connectivity highlights



Close to **Oldham Central** and **King Street** Metrolink stops



A62 Manchester Street provides access toward M60 J22



M62 J20 / Oldham Way connect to wider Greater Manchester A627(M)



Town centre setting with retail, leisure and civic amenities nearby



Metrolink stops within approx. 10 minutes walk



Accommodation & Terms

Configuration	Approx. Size	Guide Terms
Flexible suite options	From 4,672 sq ft	From £3,893 pcm
Individual wing	Circa 20,000 sq ft	£9.50 - £10.00 psf
Two-wing occupation	Circa 40,000 sq ft	Terms by negotiation
Whole building potential	Up to approx. 45,000 sq ft	May sell at £3,000,000

Basis of marketing

- Available by way of a new lease on terms to be agreed.
- VAT, service charge and business rates to be confirmed.
- Office use - alternative uses may be considered subject to consent.
- Measurements are approximate and subject to verification.



3D VIRTUAL TOURS

Matterport tours are available for remote viewings and initial inspections.



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Virtual Tour 1

Scan to view

Explore the space with our interactive Matterport tour.



Virtual Tour 2

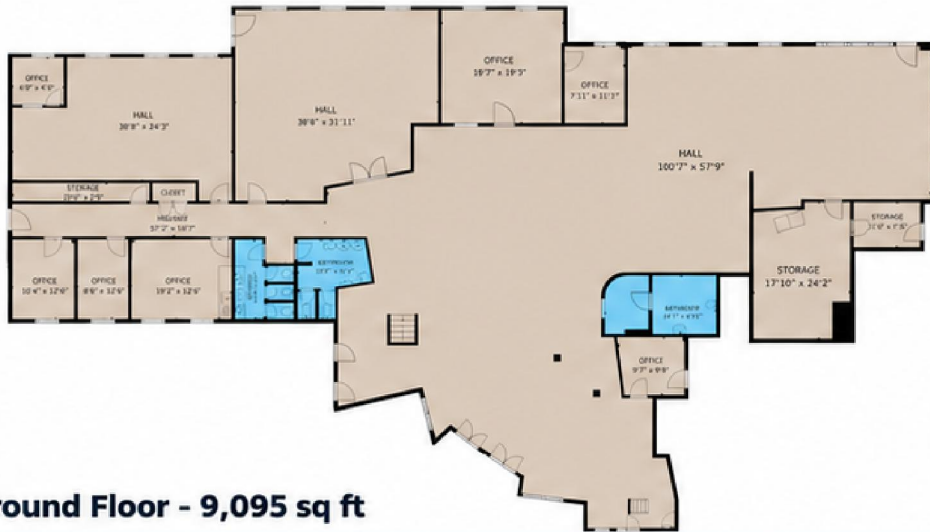
Scan to view

Explore the space with our interactive Matterport tour.



Indicative Floor Plans

Indicative Matterport floor plans. Areas and dimensions are approximate and should be verified by interested parties.



Wing Options & Flexibility



West Wing indicative floor plans - approx. 1,955.2 sq m total

Potential occupiers



Education and training providers



Government / public sector bodies



Healthcare administration



Professional services HQ



Call centre / customer service operations



Serviced offices or managed workspace



Residential conversion / investment angle, subject to planning

FLEXIBLE - SCALABLE - CENTRAL

Photo Gallery

Collaborative & Common Areas

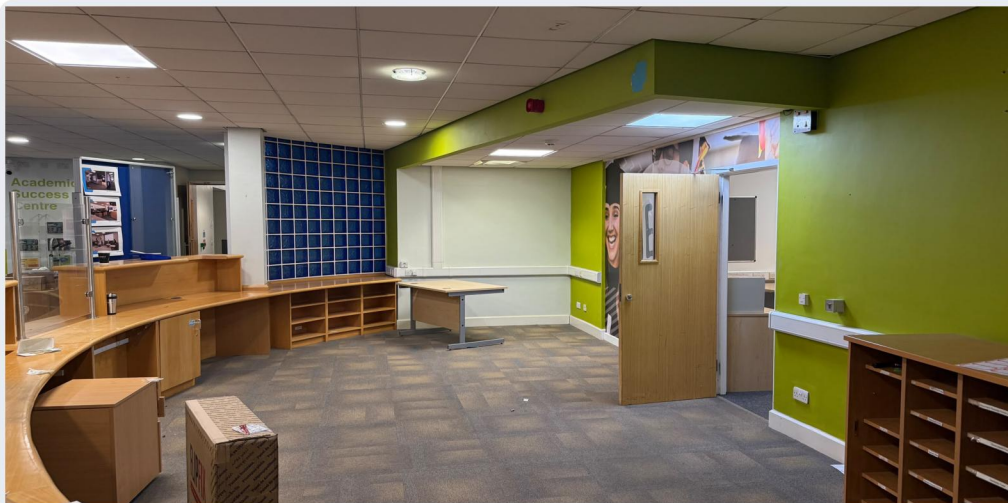


Photo Gallery

Offices & Meeting Rooms

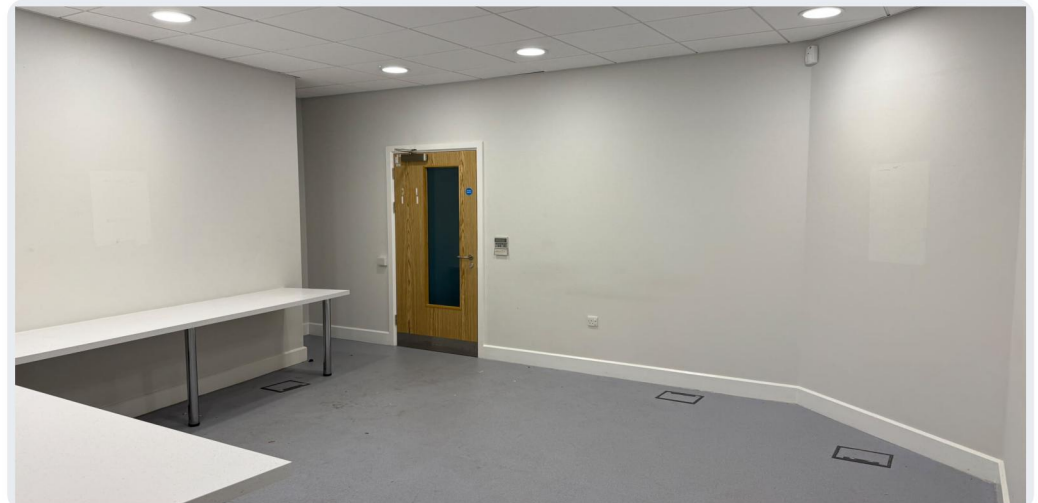


Photo Gallery

Training & Learning Spaces

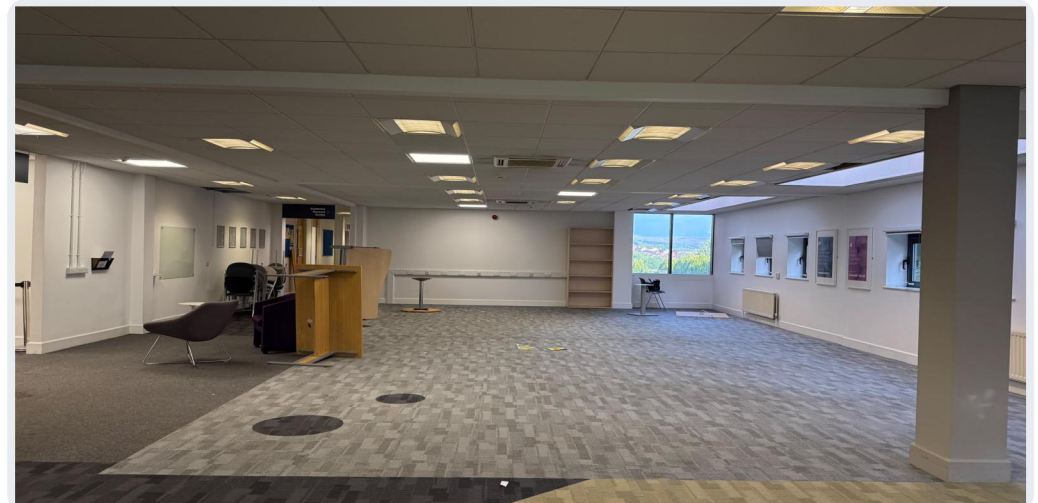


Photo Gallery

Circulation & Facilities

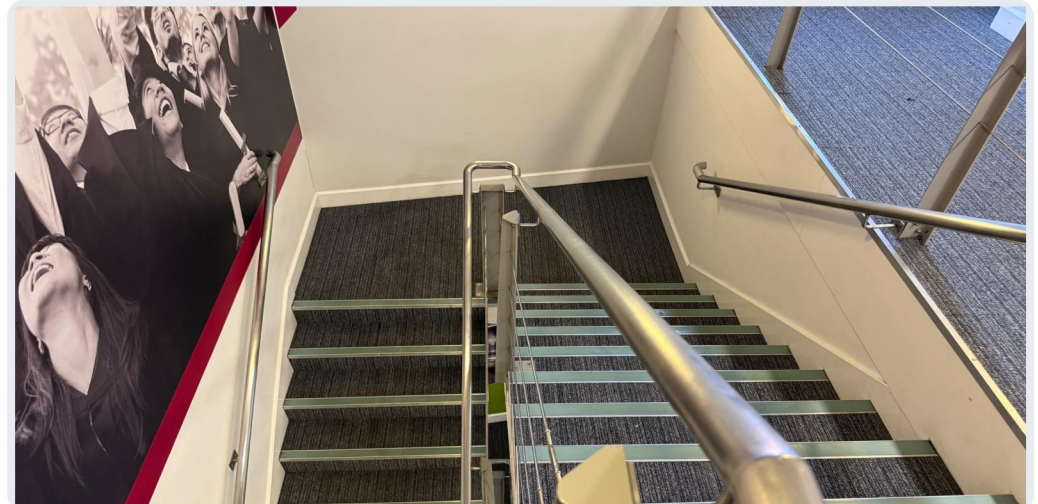
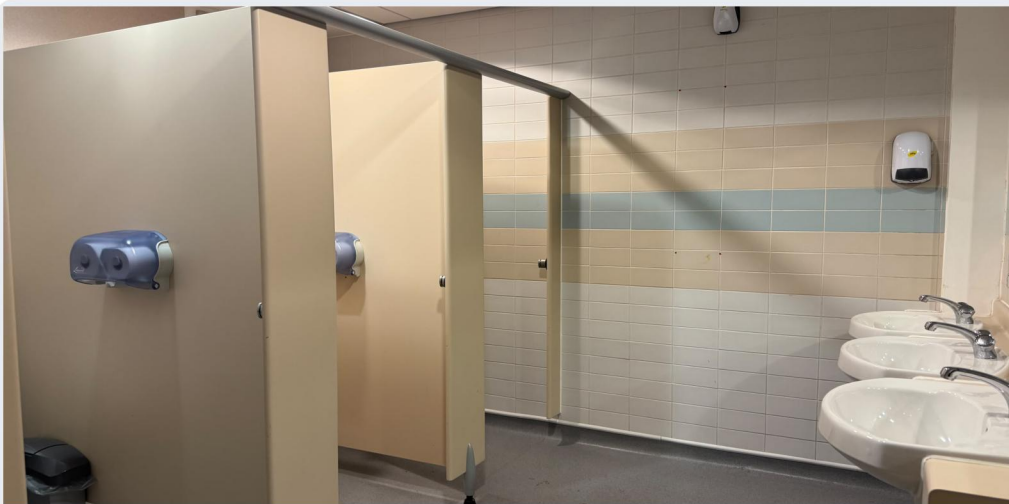


Photo Gallery

Building Access & Support Areas

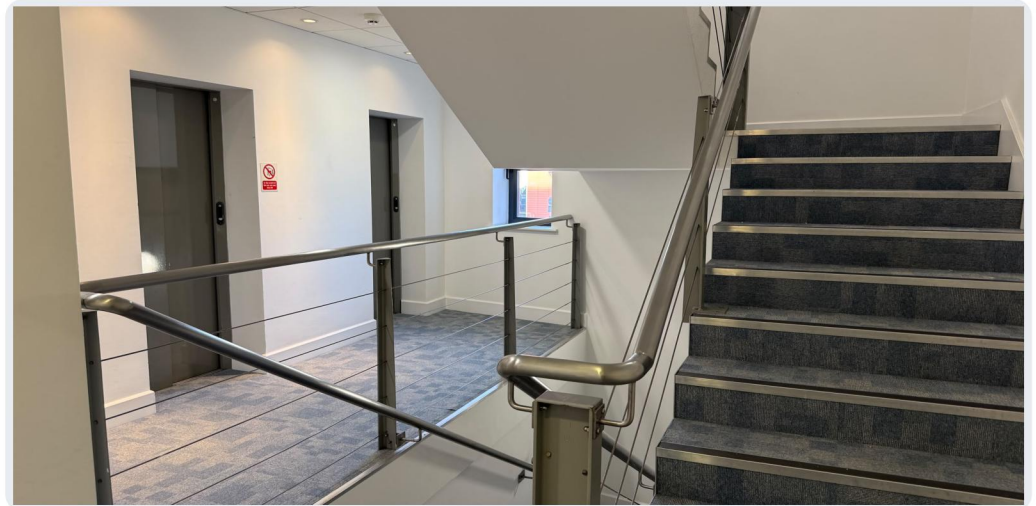


Photo Gallery

Open Plan & External Views



Photo Gallery

External Elevations





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Viewings & Further Information

By arrangement through Citrus Commercial Circle

Arif Khaliq

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Citrus Commercial Circle

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