



Oakfield House, 362-388 Brandon Street, Motherwell, ML1 1XA

- Located on Busy Main Thoroughfare
- Opposite Public Car Park
- Flexible Terms Available
- Well Presented Office Space
- Rates Free Suites
- From 100sq ft
(Please contact for current availability)
- Terms On Request

LOCATION

The property is situated on Brandon Street at its junction with Oakfield Road, Motherwell.

Motherwell is a town in North Lanarkshire, in the central belt of Scotland, located approximately 12–14 miles (around 20 km) southeast of Glasgow. It serves as the administrative headquarters of North Lanarkshire Council and sits close to the River Clyde, which separates it from neighbouring Hamilton. The town itself has a population of around 32,840 and acts as a key local centre within the wider North Lanarkshire area, which has a total population of approximately 344,500, forming part of the broader Glasgow City Region catchment.

Motherwell benefits from strong transport connections. Its main railway station sits on the West Coast Main Line, offering frequent services to Glasgow Central (typically 20–30 minutes), Edinburgh, and longer-distance destinations. The town is also well-linked by road via the nearby M74 motorway, providing easy access to Glasgow, the south of Scotland, and the national motorway network, supported by local bus services and recent improvements to the town centre transport interchange.

PROPERTY

The property comprises a ground and first floor traditional sandstone business centre surmounted by a pitched roof. Benefitting from a controlled entry system, the property offers main lobby area at ground floor with separate private meeting room which can be booked for individual use.

The suites themselves are located at the first floor and are accessed via a staircase to the rear of the demise adjacent to the rear exit. The suites are of varying size, each benefitting from large windows with either east or west facing aspects, with common w.c. and kitchen facilities centrally located. The suites are well presented with carpeted flooring, gas central heating system and suspended acoustic tile ceilings.



Oakfield House, 362-388 Brandon Street, Motherwell, ML1 1XA

SUITES

A variety of suites are available from 100sq ft, please call the marketing agent for current availability

LEASE TERMS

The suites are available immediately, with our client offering flexible terms. Contact us for current availability and terms

NAV/RV

Each suite benefits from rates exemption under the small business bonus scheme.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Available by appointment

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.