



BICESTER
MOTION



THE RANGES

A NEW HOME FOR MOBILITY TECHNOLOGY PIONEERS.

PHASE 1 COMING 2025

OUR VISION

Our journey started in 2013 with a vision to establish the UK's pre-eminent destination for the past, present and future of automotive and aviation endeavour.

A decade on we are home to more than 50 leading enterprises including Polestar, NEOM McLaren Electric Racing, Zero and more.

Our site encompasses an active airfield, test tracks and space for amenities and wellbeing.

Building on our heritage, we are resolutely focused on continuing to deliver a home for mobility pioneers and accelerating the world's adoption of mobility technology.

We are investing in our vision to build a transformational location and are inviting co-creators to join us.

**BICESTER MOTION IS A GLOBAL
CENTRE OF EXCELLENCE FOR MOTION
TECHNOLOGY AT THE 444-ACRE FORMER
RAF BOMBER STATION.**



Example of a 30,000ft GIA building



THE RANGES

Our current development. Five high-specification HQ buildings for future mobility design, light manufacturing, research and development, located on the former site of the rifle ranges.

BICESTER HERITAGE

The UK's home of historic motoring and the largest cluster of heritage automotive enterprises in the world. A visionary campus, it is home to pioneering future technology firms.

THE RUSHES

An immersive environment for motion brands to showcase products and innovation, along with experiential leisure activities, new tracks and off-road courses.

THE RESERVE

Focusing on health activities and wellbeing, a new country reserve for estate occupants and local residents, complete with lakeside, tourism lodge accommodation.

UNRIVALLED VISTAS

At The Ranges, we are delivering five new, purposefully designed HQ buildings for a curated and considered community to boost future mobility discovery.

With uninterrupted views and access to the airfield, test tracks and green spaces, the building design provides state-of-the-art, light-filled space with unrivalled and inspiring vistas.

It will be an inspirational setting with wellbeing at its heart in a thriving campus community.



BESPOKE, FLEXIBLE BUILDINGS

Purposefully designed to drive innovation, the buildings are suitable for a variety of uses.

Totalling c.210,000 sq ft (c.19,500 sqm), spaces are available from 15,000 sq ft (1400 sqm). Ground floor ceiling heights are 4.5m, with a minimum of 3.2m on the first floor.

The first three buildings have been combined and pre-let to Mercedes-Benz owned YASA, for their new UK HQ. Phase 2 comprises four buildings, which are fully customisable and offer occupants the opportunity to fit out the space to their requirements.



STYLISH, MODERN & EFFICIENT

We have collaborated with world-leading architects and engineers to produce a scheme that encompasses the highest sustainable building practices and energy efficiency measures.

Our buildings combine cutting-edge design with maximum flexibility and they will be built to achieve a BREEAM 'Excellent' accreditation and an EPC A rating.

They are designed on a wide-spanning 14.75m grid to minimise columns, allowing for wide-open activation space and a clear ceiling height of 4.5m on the ground floor and a minimum of 3.2m on the upper floor.

Slab loadings are 30 kN/m² on the ground floor and 2.5kN/m² on the first floor.



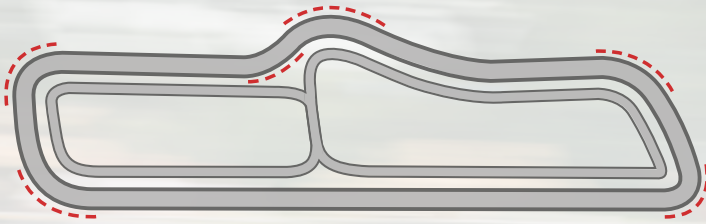
TRACK & AIRFIELD ACCESS

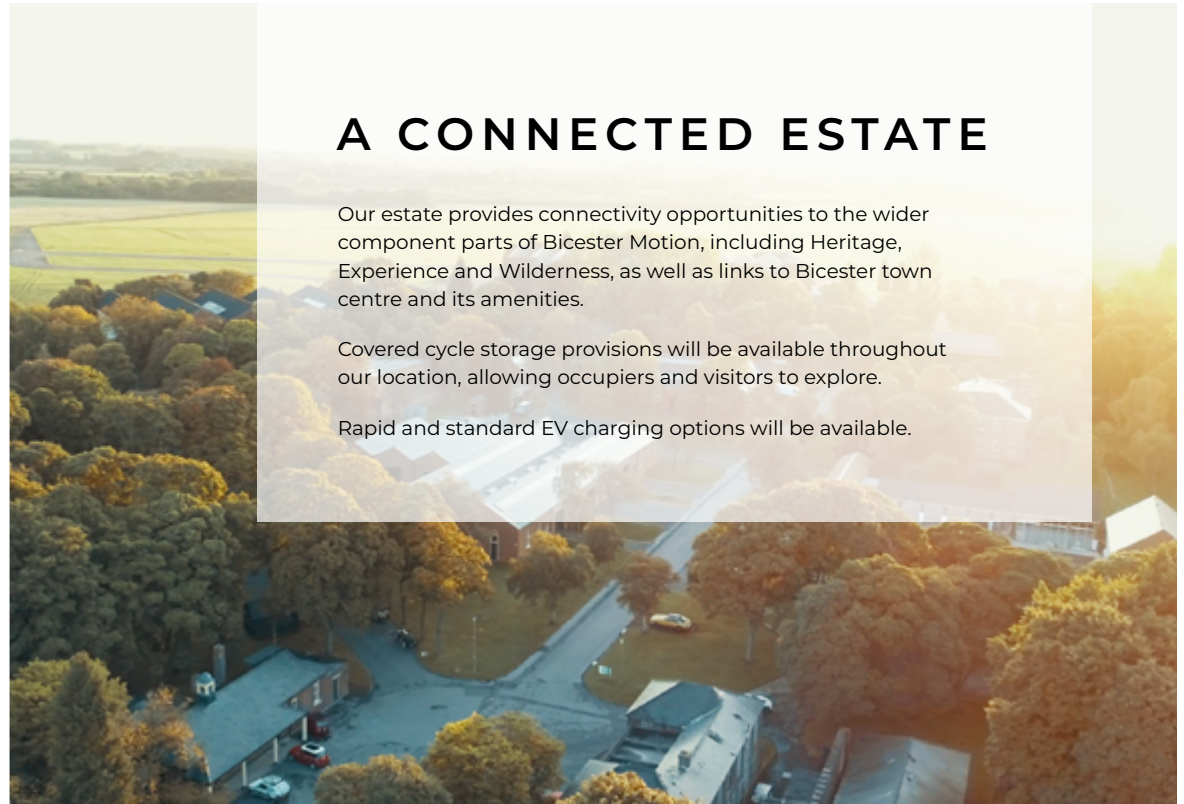
From automotive machinery to Formula E to Hollywood blockbuster filming, our test facilities host national and international events, shakedown testing and training days.

Our existing test track will be extended with an additional 3.5km, offering new speed, low-friction and handling facilities.

Our test facilities and aerodrome can be easily booked for your purposes, including showcasing your product or technology to customers, hosting press days and more.

All on your doorstep: the perfect testing, demonstration and experience environment.





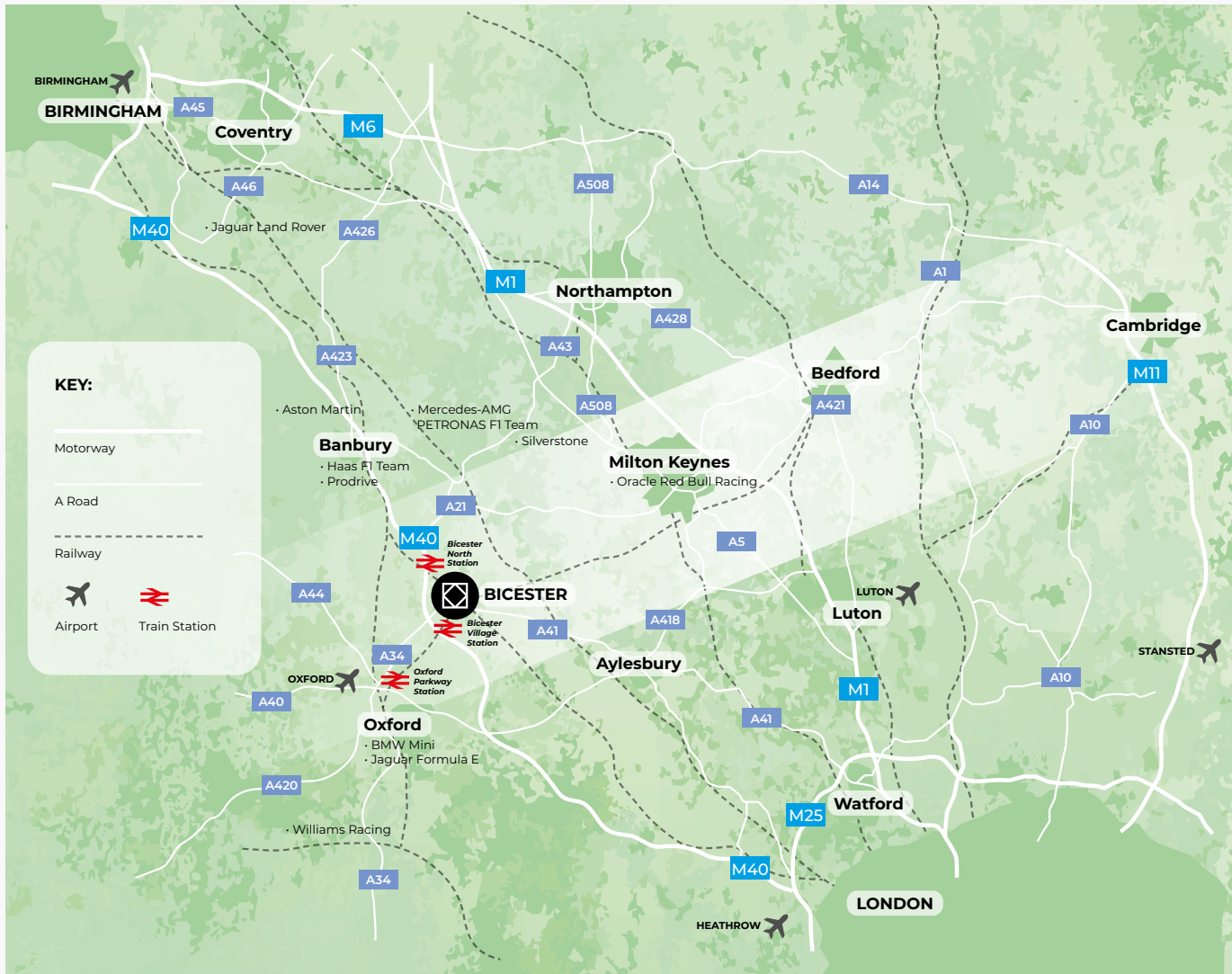
A CONNECTED ESTATE

Our estate provides connectivity opportunities to the wider component parts of Bicester Motion, including Heritage, Experience and Wilderness, as well as links to Bicester town centre and its amenities.

Covered cycle storage provisions will be available throughout our location, allowing occupiers and visitors to explore.

Rapid and standard EV charging options will be available.





WELL CONNECTED

	OXFORD	LONDON	OXFORD AIRPORT	HEATHROW AIRPORT
	15 min	50 min	65 min	100 min
	30 min	100 min	25 min	50 min

WALKING / CYCLE ROUTES

Many direct pedestrian and cycle routes link to the town, wider routes and residential area.

BUS

Bus routes include X5 to Buckingham and Oxford, with connections to S5 to Banbury and Oxford, H5 to Headington and 17 to Aylesbury.

CAR

With access to London, Oxford, Cambridge, Birmingham and beyond, the M40 Junction 9 is 12 minutes away.

TRAIN

Bicester North and Bicester Village train stations provide regular services to London, Oxford and the Midlands.

AIRPORTS

International access is via the airports of London Heathrow and Birmingham International and charter flights from London Oxford.

MOTORSPORT VALLEY

Bicester is part of the largest hub of motorsport technology in the world.

NETWORKING

With many Formula 1 and pioneering motion companies on your doorstep, access to collaboration, innovation and talent is unrivalled.

BEYOND THE TRACK

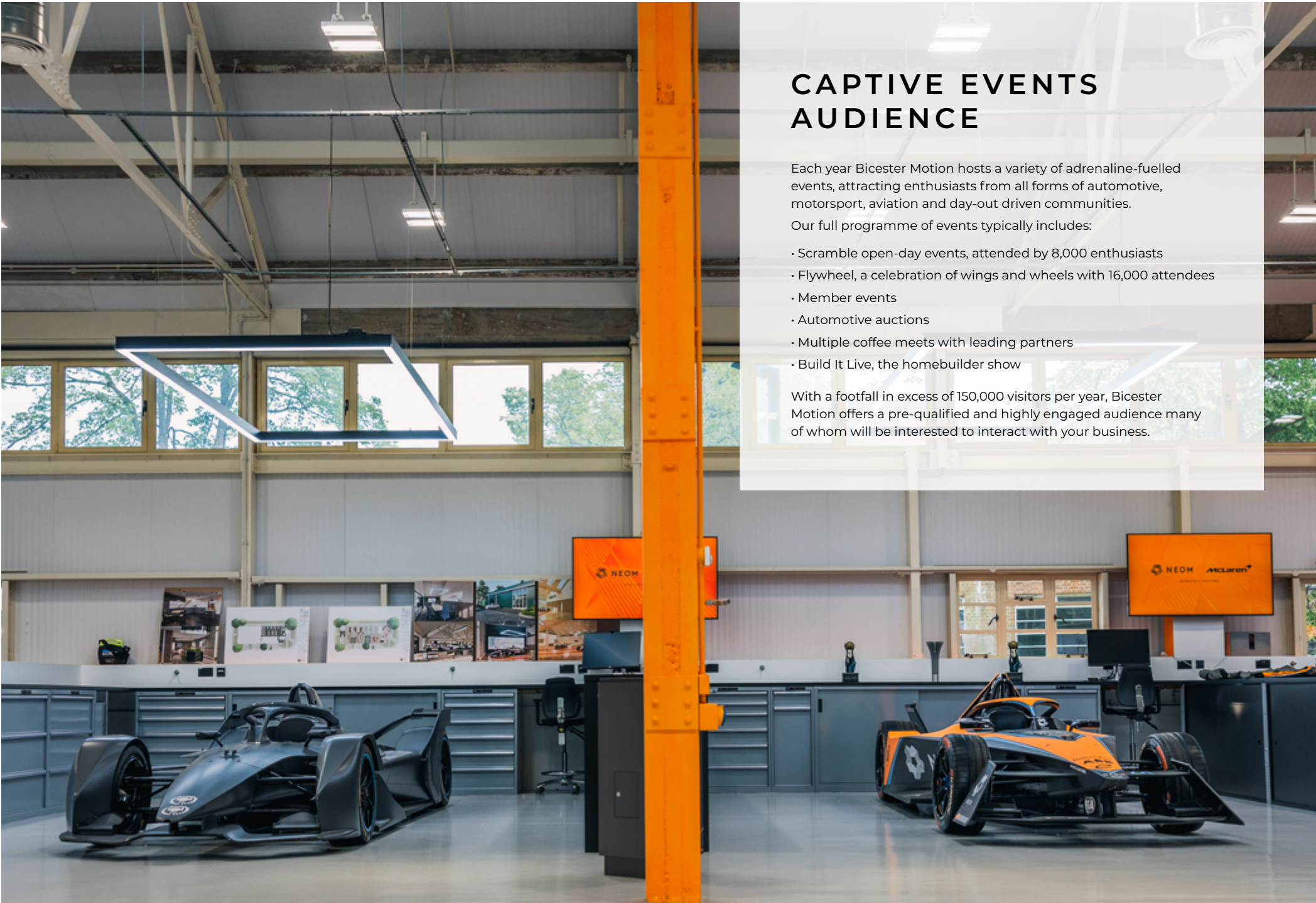
Located in one of the highest concentrations of innovation assets in the world, Oxfordshire boasts exceptional academia in the universities of Oxford. The area champions sectors such as autonomous vehicles, quantum computing, cryogenics, space, life sciences and digital health and fusion technology.



WHY BICESTER MOTION

- Buildings designed to showcase your brand and enable your growth
- Active grass airfield with aviation testing opportunities
- Experience and Demonstration Track access
- Event activation through varied events calendar
- Higher power provision than surrounding sites
- Fast internet speed
- Efficient occupation due to buildings' green credentials
- Targeting BREEAM Excellent and EPC A
- Public green spaces with zones for your team
- Proximity to skilled workforce
- On-site café and hospitality options
- More than 50 world-leading automotive and aviation technology businesses
- Community of future mobility pioneers





CAPTIVE EVENTS AUDIENCE

Each year Bicester Motion hosts a variety of adrenaline-fuelled events, attracting enthusiasts from all forms of automotive, motorsport, aviation and day-out driven communities.

Our full programme of events typically includes:

- Scramble open-day events, attended by 8,000 enthusiasts
- Flywheel, a celebration of wings and wheels with 16,000 attendees
- Member events
- Automotive auctions
- Multiple coffee meets with leading partners
- Build It Live, the homebuilder show

With a footfall in excess of 150,000 visitors per year, Bicester Motion offers a pre-qualified and highly engaged audience many of whom will be interested to interact with your business.



HEALTH & WELLBEING

We believe that health and wellbeing is just as important as future technology.

Our location actively supports local triathlon and cycling groups, as well as local sports teams.

Our masterplan includes multiple running and walking paths, cycling trails, lakes for wild swimming, paddle boarding and other activities.

The creation of a healthy social environment sits at the heart of our plans for the future.



AMENITIES

Bicester is one of the fastest-growing towns in the UK, offering a diverse range of food, drink and leisure options, in addition to those already found on-site.

Bicester Motion:

- Automotive-focused café space
- Four 'Crew Room' Airbnbs for overnight stays
- A dry-hire events venue offering a test track and 50,000 sq ft Hangar
- Varied events calendar
- EV charging, with further stations planned

Local amenities:

- Bicester Village for retail experiences and high-quality dining
- Nurseries and schools
- Bicester Shopping Park
- Bicester town centre
- Holiday Inn Express
- Premier Inn
- David Lloyd Health Club
- Bicester Hotel Golf & Spa
- Great Wolf Resort (coming 2024)
- Multiple supermarket options

Further afield:

- City of Oxford
- Silverstone
- Blenheim Palace
- Soho Farmhouse
- Estelle Manor
- The Cotswolds



“Bicester Motion’s approach really resonates with Polestar as an enthusiast brand, and we expect we will fit in well with the other fantastic brands already on site.”

Jonathan Goodman, Former Head of Polestar UK



“It’s an exciting time for McLaren with our recent acquisition of the Formula-E team and our move to Bicester. We are looking forward to celebrating this point of difference from our new home, while continuing to provide racing that is iconic for our fans.”

Zak Brown, McLaren Racing CEO

“We have decided to position our technology centre at Bicester Motion due to the abundance of highly skilled local labour and industries, as well as the site community’s forward which will allow us to present our programme to the public.”

Paddy Lowe, Zero founder and CEO



"As the governing body for motorsport in the UK, with over 100,000 members, Bicester's deep community roots and drive to innovate resonates with Motorsport UK's vision to increase participation in motorsport across the UK. The site's proximity to Motorsport Valley and automotive-campus makes Bicester Motion the ideal home for us to continue to strive to change the perception around our sport and increase participation."

Hugh Chambers, Motorsport UK CEO

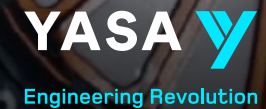
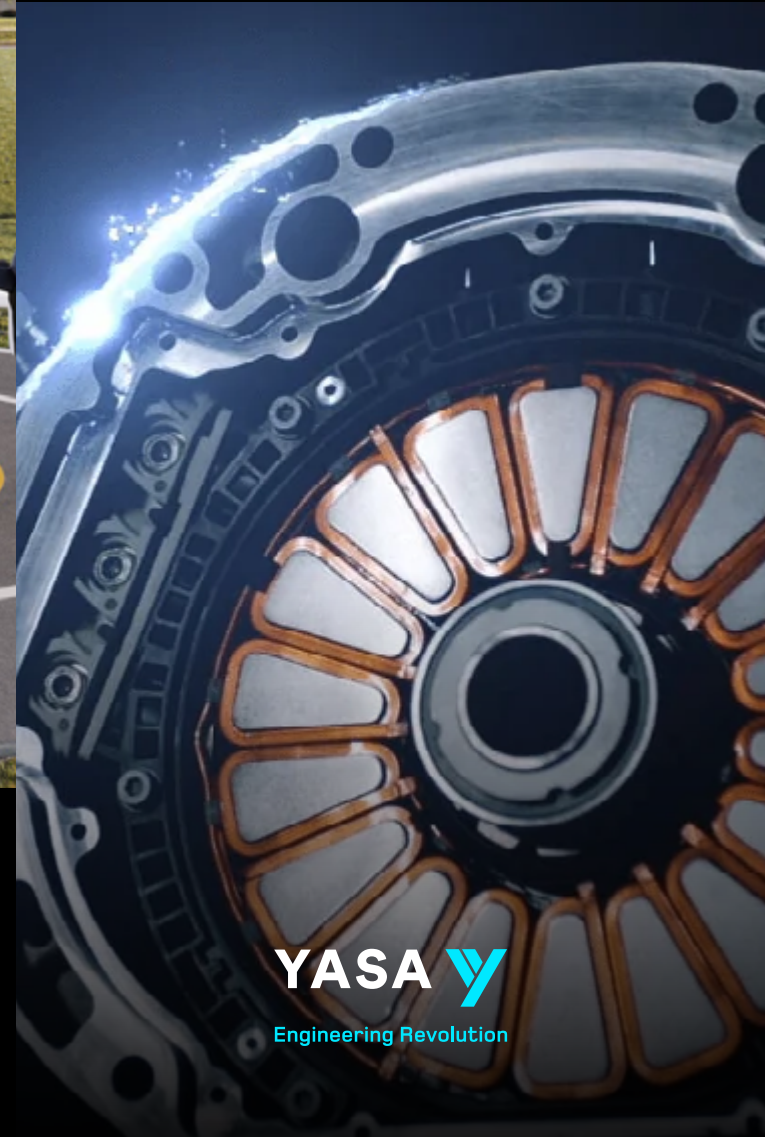


"We're delivering a UK vertiport that will be instrumental to the emerging UK AAM industry. Bicester Motion, with its rich aviation history and focus on innovation, is an ideal location for these efforts. We look forward to working with industry partners at our UK vertiport to conduct flights to enable the future of quiet, electric, vertical aviation."

Duncan Walker, CEO, Skyports Infrastructure

"Having grown out of an Oxford University PhD in 2009, YASA's home has always been in Oxfordshire. It is important for the company and staff that YASA maintains a strong foothold in the area, which is seen as a heartland of automotive technology in the UK. In order to meet the next stage of YASA's growth, we need a new facility that matches our ambition and Bicester Motion is the right place for this and we are excited for the next stage of our journey as part of Mercedes-Benz."

Markus Keicher, CEO, YASA



From the moment you arrive at Bicester Motion,
you can feel the undeniable passion for mobility.

Our vibrant community is full of engineers meticulously
restoring classic vehicles, visitors enjoying our exciting
events throughout the year, and pioneering specialists
pushing boundaries in their quest for discovery.

Together, we are driving ambition by pushing the
boundaries of innovation today for our future tomorrow.





BICESTER MOTION



adalta real

JAMES HILL

james.hill@adaltareal.com
07909917456



**BICESTER
MOTION**

MIKE DORAN

md@bicestermotion.com
01869 229 561



BIDWELLS

DUNCAN MAY

duncan.may@bidwells.co.uk
07879883886



X in @

bicestermotion.com

Skimmingdish Lane, Bicester OX26 5HA

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