



# THE RANGES

A NEW HOME FOR MOBILITY TECHNOLOGY PIONEERS.



**BICESTER MOTION**

Bicester Motion, Skimmingdish Lane , Bicester OX26 5HA  
[bicestermotion.com](http://bicestermotion.com)





# PUSHING BOUNDARIES.

Since its inception in 2013, Bicester Motion has been a centre of excellence for the historic motoring industry and home to more than 50 specialist businesses. It is the only campus of its kind in the world. The Ranges beckons the future of mobility, comprising five high-specification HQ buildings – ranging from 20,000 to 200,000sq ft – for future mobility design, light manufacturing, research and development, located on the former site of the rifle ranges of RAF Bicester.

Phase one currently under construction.



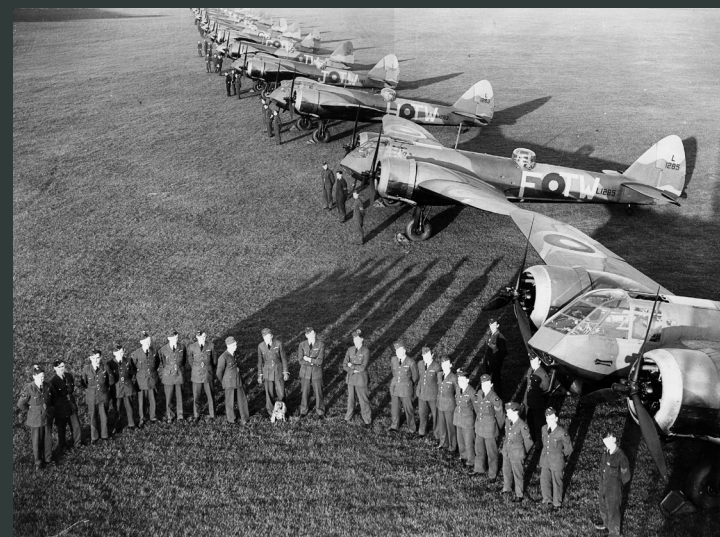
## WHERE IT STARTED.



Blenheim bomber



Bomber Command photographed at RAF Bicester



# 1916

RAF Bicester, established in 1916 during WWI, initially served as a Royal Flying Corps training station. By the 1920s, it became a permanent RAF base, exemplifying interwar military aviation design. During WWII, Bicester played a critical role as a bomber station and training hub, with Blenheims and Wellingtons operating there. Post-war, it transitioned to storage and maintenance functions, and by the 1970s housed the Army's Royal Corps of Transport. Decommissioned in 1994, the site fell into decline until its designation as a Conservation Area in 2002. In 2009, Bicester's potential for heritage preservation emerged, sparking plans for its restoration and reuse.



# 2013

**THE JOURNEY SO FAR.**



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. The site houses specialist businesses focused on vehicle restoration, engineering, and storage, creating a dynamic ecosystem for automotive preservation. Regular events, such as Scramble open days and auctions, ensured it has become a beacon for automotive culture, championing innovation while honoring motoring history.



# OUR VISION.

We are now 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.

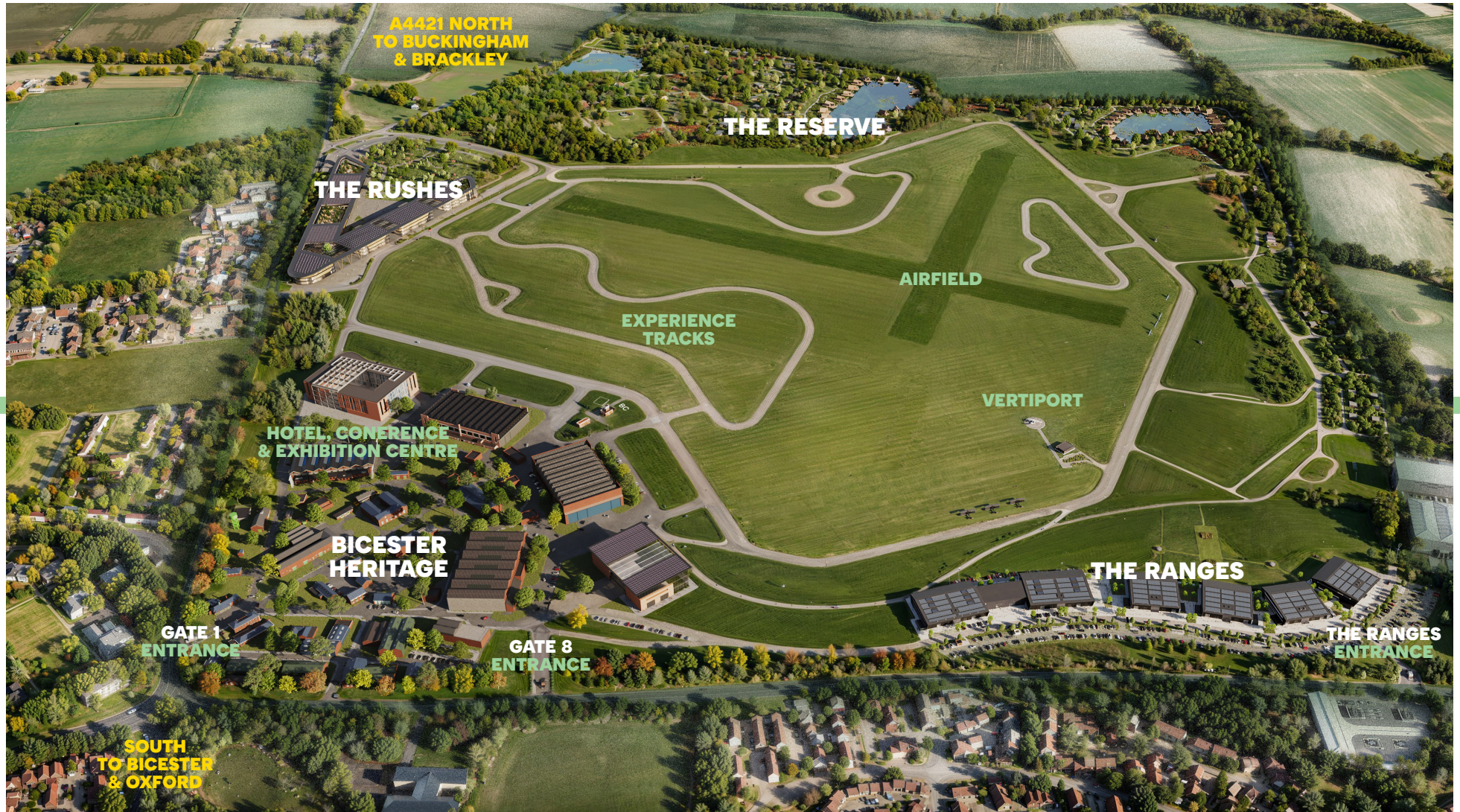
Building on our heritage, we are resolutely focused on continuing to deliver a home for mobility pioneers and accelerating the world's adoption of mobility technology.

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



# 2025





**THE RANGES**

Our latest 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**

Positioned adjacent to new test and demonstration tracks, The Rashes has Open Class E permission which could include retail, brand experience, office, R&D and more.

**THE RESERVE**

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



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.

# UNRIVALLED VISTAS





## BESPOKE, FLEXIBLE BUILDINGS

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

Spaces are available from 20,000 sq ft to 200,000 sq ft, offering round floor ceiling heights of 4.5m, with a minimum of 3.2m on the first floor.

The first building has been 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.





## OFFICE SPACE

Purpose-built, high-performance workspaces designed for the industry's leading organisations, including Motorsport UK.

## RESEARCH & DEVELOPMENT

A dynamic environment where innovators like YASA and Zero develop the next generation of automotive and mobility technology.

## SHOWROOM

Premium, high-visibility spaces showcasing brands like Polestar and Classic Performance Engineering in a setting that blends heritage with cutting-edge design.

## BESPOKE USE

Flexible, tailored spaces ideal for forward-thinking enterprises, from TeamSport's racing experiences to SkyPorts' advanced air mobility solutions.

# ACTIVATIONS





At Bicester Motion, we don't just develop – we create, innovate, and bring visions to life.

We are part of this unique destination, living and breathing it every day. Our expert team delivers award-winning quality, providing tailored solutions with planning already secured to fast-track your ambitions.

We are hands-on, passionate, and ready to help you make the most of this extraordinary location. Join us and be part of something exceptional.

# OUR APPROACH





# STYLISH & SUSTAINABLE

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 will be built to achieve BREEAM 'Excellent' accreditation and EPC A ratings.

- 14.75m grid design to minimise columns
- 4.5m ground floor ceiling height
- 3.2m minimum upper floor ceiling height
- 30 kN/m<sup>2</sup> ground floor slab loading
- 2.5 kN/m<sup>2</sup> first floor slab loading
- Targeting EPC A rating
- Targeting BREEAM 'Excellent' accreditation
- Full height glazing fronting the airfield



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.

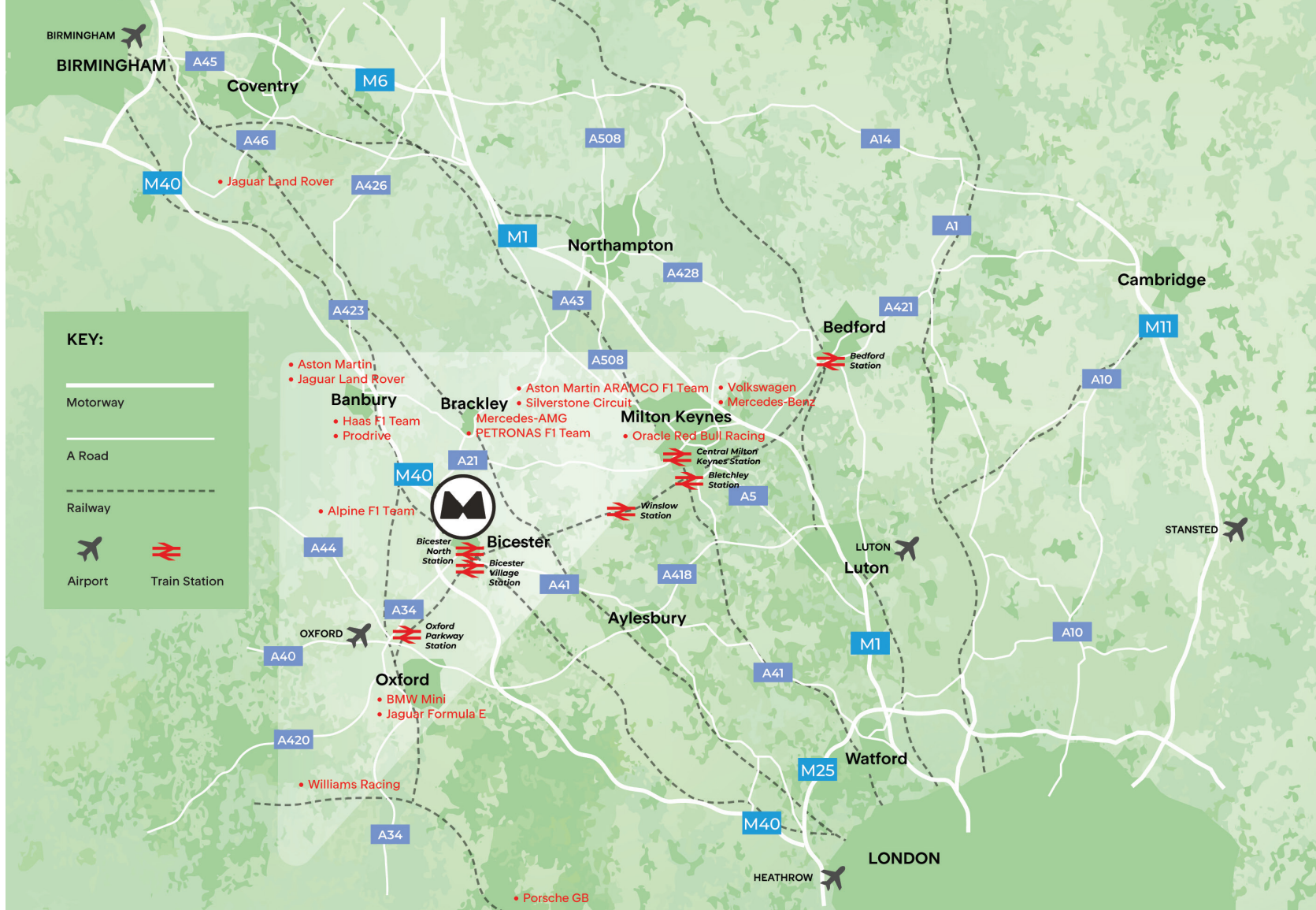
Rapid and standard EV charging options will be available.

- 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

# CONNECT. EXPLORE. DISCOVER.







## WALKING/CYCLING

Many pedestrian and cycle routes connect to the town, residential areas, and wider transport links. You can reach Bicester town centre in just 25 minutes on foot, 8 minutes by bike, or 4 minutes by public transport.

## 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.

# WELL CONNECTED.

	OXFORD	SILVERSTONE	BIRMINGHAM	LONDON	OXFORD ✈️	LUTON ✈️	HEATHROW ✈️
	<b>15</b> MINUTES	<b>90</b> MINUTES	<b>90</b> MINUTES	<b>50</b> MINUTES	<b>65</b> MINUTES	<b>170</b> MINUTES	<b>100</b> MINUTES
	<b>30</b> MINUTES	<b>25</b> MINUTES	<b>70</b> MINUTES	<b>100</b> MINUTES	<b>25</b> MINUTES	<b>65</b> MINUTES	<b>50</b> MINUTES
	<b>15</b> MILES	<b>18</b> MILES	<b>62</b> MILES	<b>64</b> MILES	<b>12</b> MILES	<b>44</b> MILES	<b>52</b> MILES

\* All travel times are approximate and depend on traffic, train timetables and connections.



# BETTER CONNECTIONS.

A Formula 1 car is centered in a dark garage, illuminated by a row of bright rectangular lights on the wall behind it. A thick orange line runs horizontally across the middle of the image, starting from the left edge and ending with a diagonal turn on the right side. The background is dark with some blurred elements, suggesting a busy workshop environment.

## MOTORSPORT VALLEY

Bicester is part of the largest hub of motorsport technology in the world. 70% of Formula One teams are within a 50-mile radius. Then you have the Formula E, Moto GP and Sportscar teams – it's an area like no other.

## NETWORKING

With many Formula One 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.

## OXCAM ARC

The Oxford-Cambridge Arc is a hub of innovation, linking world-class research, business, and technology clusters. Improved transport and digital infrastructure will strengthen connections across the region, driving collaboration, economic growth, and sustainable development.





# EVENTS. AUDIENCE. COMMUNITY.

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, BicesterMotion offers a pre-qualified and highly engaged audience many of whom will be interested to interact with your business.



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.



# HEALTH & WELLBEING.





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.

# AMENITIES

## BICESTER MOTION

- The test facilities host national and international events, blockbuster filming, 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.
- The aerodrome and test facilities can be booked to showcase your product or technology to customers, hosting press days and more
- 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 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 soon)
- Multiple supermarket options

## FURTHER AFIELD

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





"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."

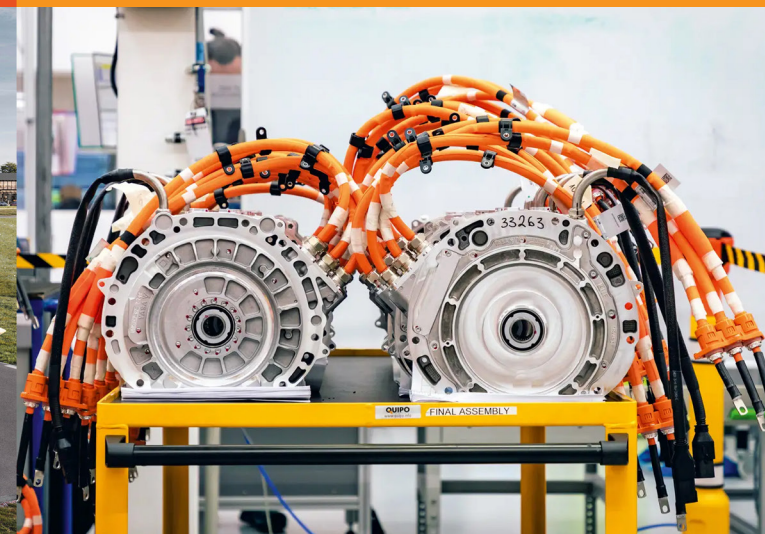
Jonathan Goodman, Former Head of Polestar UK  
BUILDING 145

"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  
BUILDING 119

"We have decided to position our technology centre at Bicester Motion due to the abundance of highly skilled local labour and industries, which are directly relevant to the research facility we are building, as well as the site community's forward-thinking initiatives such as the 'Scramble', which will allow us to present our programme to the public."

Paddy Lowe, Zero founder and CEO  
BUILDING 148



"This move to Bicester is a clear symbol of the ambition of Motorsport UK. Our vision is of a nation inspired by the past, present and future of motorsport. The whole concept of Bicester Motion certainly provides the backdrop for us to deliver on that vision."

Hugh Chambers, Motorsport UK CEO  
BUILDING 141

"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. 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, Skypoints 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.

# AMBITION ACCELERATED.







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