

BUILDING 149

THE COMMAND WORKS | AVAILABLE TO LET



BICESTER MOTION

Bicester Motion, Skimmingdish Lane, Bicester OX27 8AL
bicestermotion.com

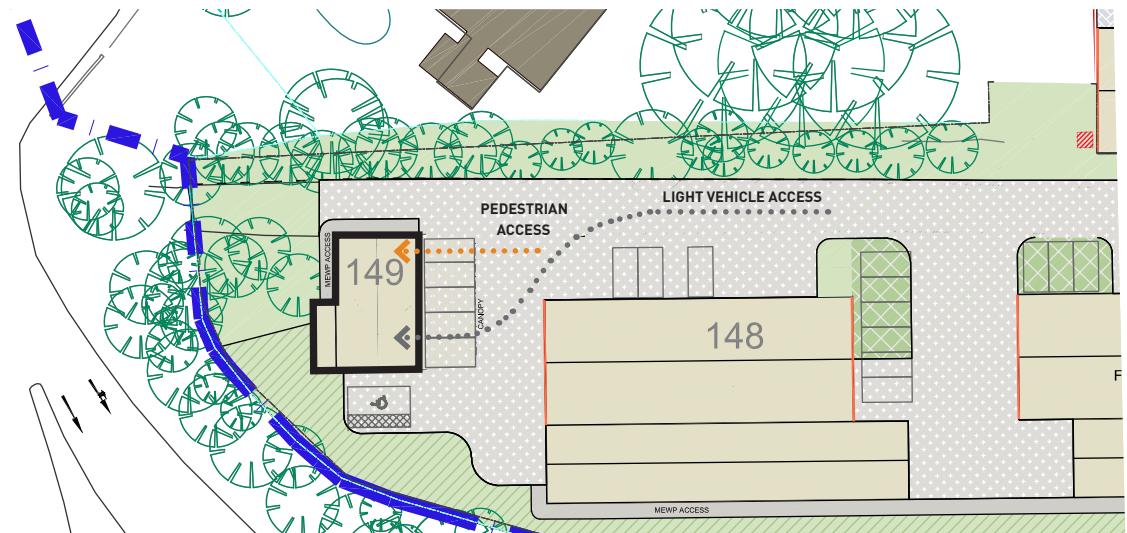
Building 149 is set amongst mature trees, offering attractive green outlooks along nearby avenues. The unit features a bright, airy workshop space with a durable power-floated concrete floor and a galvanised steel roller shutter door. A modern kitchenette and WC are also included.

The building offers excellent flexibility, with potential to install a first-floor mezzanine, including provision for a passenger lift. There is also scope to accommodate a ground floor, floor-mounted car lift, making it ideally suited to specialist automotive occupiers.

Building 149 is located within The Command Works, a modern section of the technical site. This landmark development completed in 2020, delivering high-quality, modern space for engineering, office and showroom use within a unique historic setting. It represents the first new construction on the estate in 84 years, following the RAF's expansion of the Bomber Training Station in 1936. Designed with sensitivity to its Grade II-listed surroundings, the scheme successfully blends contemporary architecture with heritage character, creating flexible, future-ready accommodation.

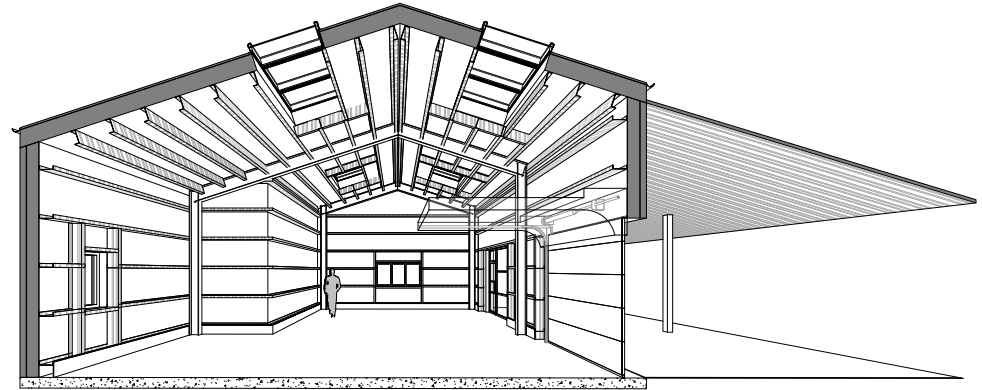
The development embodies Bicester Motion's vision of balancing heritage conservation with innovation-led growth, providing an inspiring base for pioneering automotive and mobility businesses. Its quality and impact have been widely recognised, earning multiple national industry awards.

Building 149 offers a rare opportunity to occupy a modern, future-focused building within a prestigious setting.



FUTURE READY.

BUILDING SPEC.



Sectional View. For indicative purposes only.

Building 149 Key Facts:

Modern building located within the award-winning The Command Works development
Fitted kitchenette and WC.
Roller shutter door.
Power floated concrete floor.
50 kN/ m2 floor loading.
Provision for a floor-mounted car lift.
Potential to add a first floor mezzanine plus a passenger lift.
4 car parking spaces.
Established ecosystem of automotive businesses on site.

Accommodation

Measurements are provided on a gross internal area (GIA) basis and are subject to final measurements being taken:
Building 149 | 968 sq ft | 90 sq m

Rent

Details are available on request.

Leasehold

The properties are available by way of a new fully repairing and insuring lease for a term to be agreed by negotiation.

Services

Utility connections include electricity, data, water and drainage (supplies are metered and charged to the tenant separately).

Service Charge

The communal areas within the site are managed and maintained by the Landlord via a service charge, which the incoming occupier will be responsible for paying. Further details available on request.

Insurance

The Landlord insures the building and recovers the premium from the Tenant.

Business Rates

Please contact the VOA for more information.

VAT

All terms quoted are exclusive of VAT, which is payable.

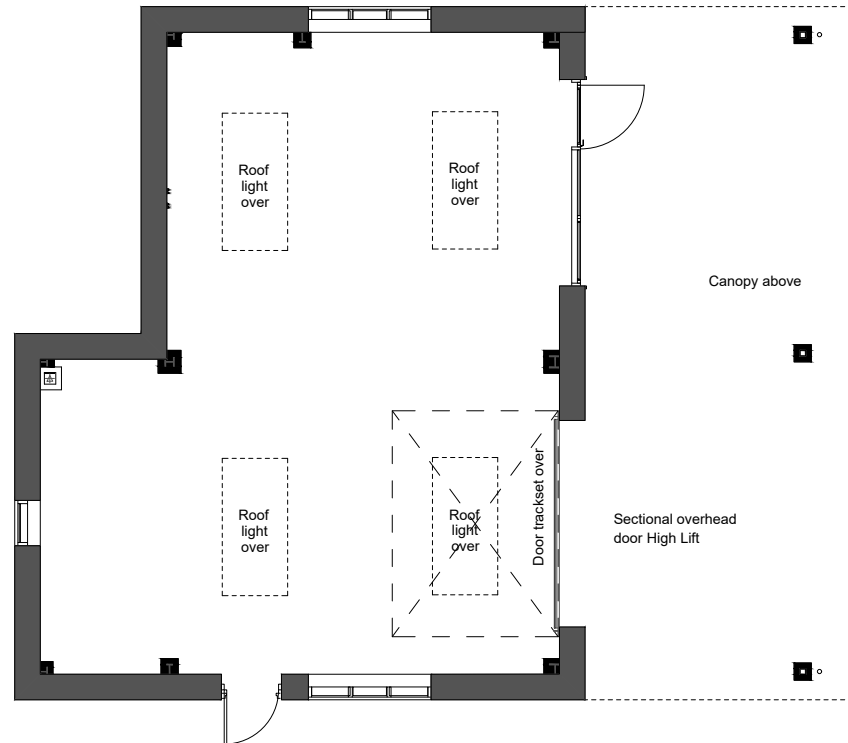
Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Subject to Contract

THE SPACE.

BUILDING TOTAL	
968 SQUARE FEET	90 SQUARE METRES



Floor plan for indicative purposes only.

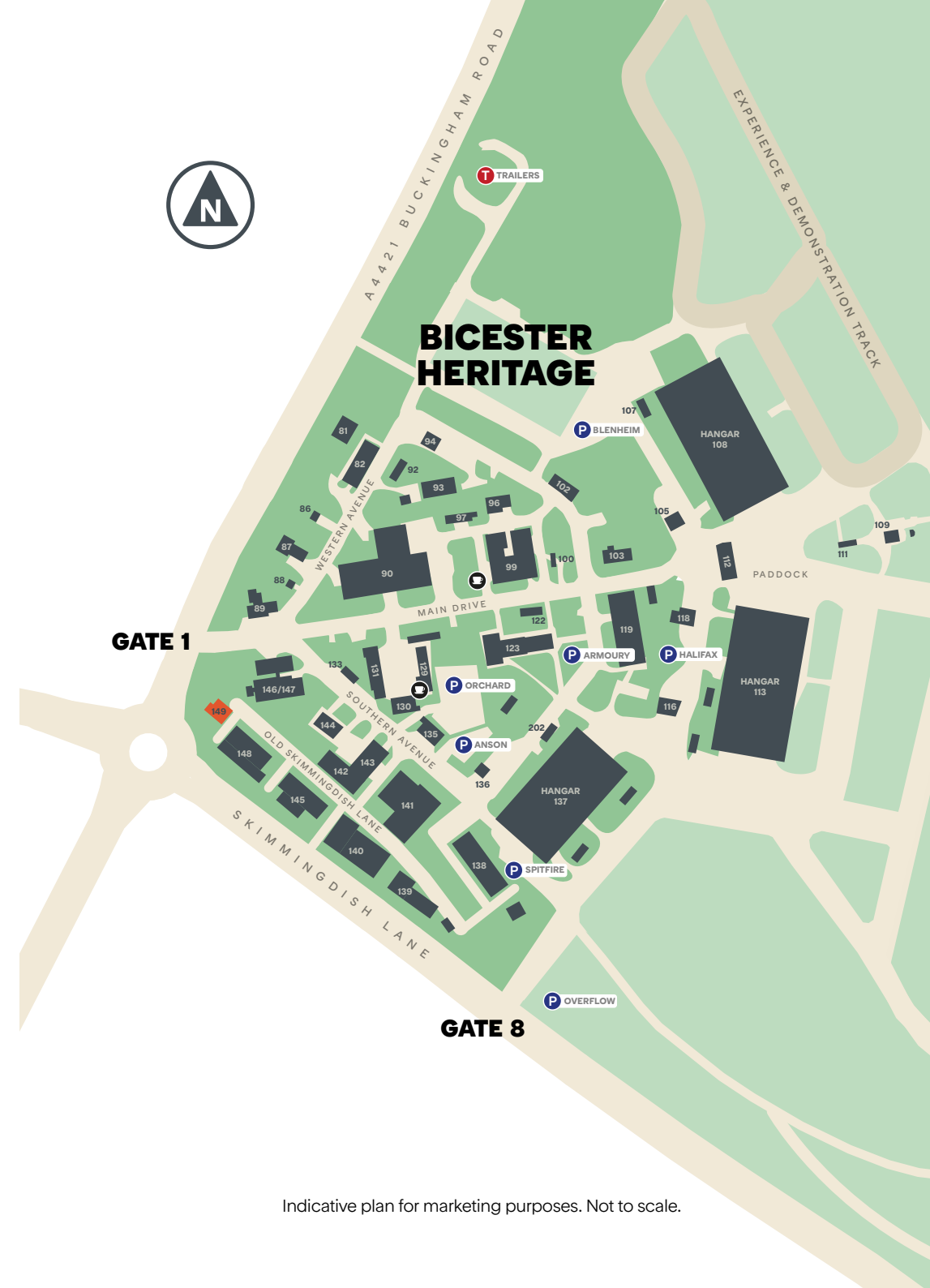
THE ESTATE.

Our secure estate is centred on the historic former RAF Bicester airbase, where tree-lined avenues and generous green spaces create a distinctive and welcoming environment. The thoughtful layout, with open spaces woven between buildings, allows for easy movement across the site and fosters a strong sense of connection. **Building 149 is highlighted in orange on the map.**

Originally designed for RAF operations, the site naturally encouraged collaboration and community. That same spirit defines the estate today. A carefully curated ecosystem of like-minded automotive and aviation businesses underpins its success, with many of our long-standing specialists growing and relocating within the estate as their requirements evolve - clear evidence of a campus designed for longevity and progression.

The Bicester Motion team is committed to developing a world-leading automotive and aviation campus. Unlike traditional property developers, we work closely with our specialists to help them maximise opportunity, performance and innovation within the estate.

With 24/7 security at Gates 1 and 8, and our Head Office and Estates Team based on site, we provide both reassurance and immediate support. As pioneers in placemaking, we are creating an environment where ambitious brands can thrive - delivering the mobility solutions society needs for tomorrow.





150,000+ visitors per annum



2 on-site barista cafes



444-acre campus with green space



3 iconic Scramble events per annum



50+ businesses already thriving on site



1 rare opportunity



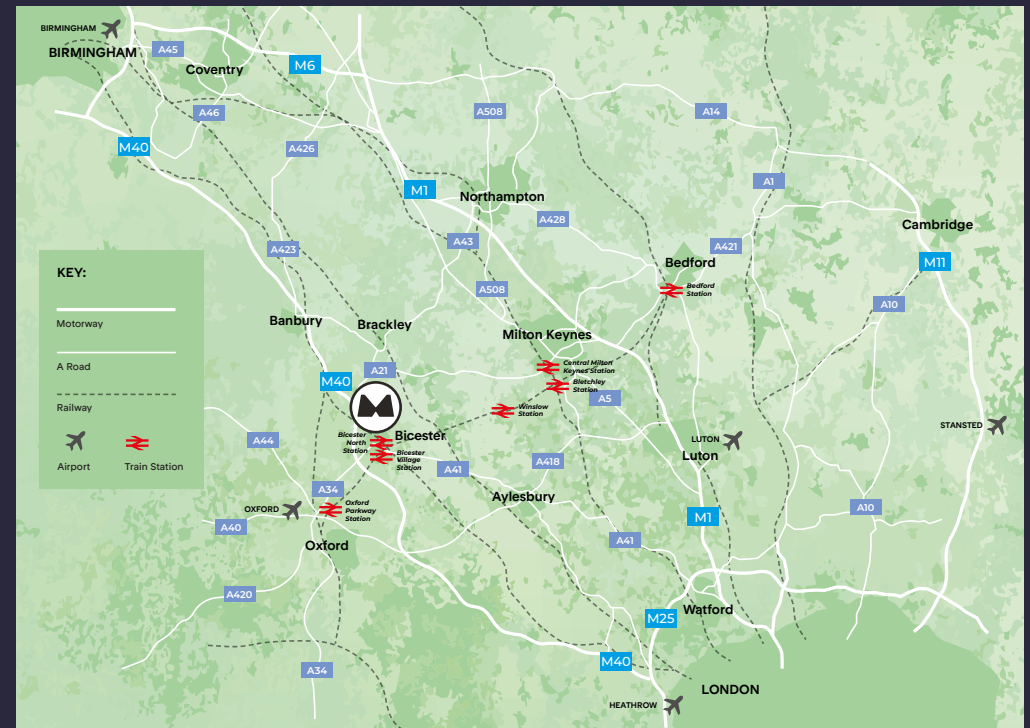
	OXFORD	SILVERSTONE	BIRMINGHAM	LONDON	OXFORD ✈️	LUTON ✈️	HEATHROW ✈️
	15 MINUTES	90 MINUTES	90 MINUTES	50 MINUTES	65 MINUTES	170 MINUTES	100 MINUTES
	30 MINUTES	25 MINUTES	70 MINUTES	100 MINUTES	25 MINUTES	65 MINUTES	50 MINUTES
	15 MILES	18 MILES	62 MILES	64 MILES	12 MILES	44 MILES	52 MILES

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

Perfectly located, with transport links via road, rail and air, Bicester Motion is a hub in every way.

Being based at Bicester Motion not only enhances your appeal to new talent but also connects your business to a uniquely diverse mix of sectors. Within a 50-mile radius, you'll find **70% of the world's Formula One teams**, and the site sits at the heart of the **Oxford–Cambridge Arc** — a hub for world-leading research, innovation and technology. The estate itself is home to forward-thinking companies driving collaboration, economic growth and sustainable development.

Quite simply, there's nowhere else like it in the world.



BETTER CONNECTIONS.



JAMES HILL
james.hill@adaltareal.com
07909 917 456



BICESTER MOTION

WILL MADDERS
wm@bicestermotion.com
07909 917 456



GEORGE BROWN
george.brown@savills.com
07811 901 158



BICESTER MOTION

Bicester Motion, Skimmingdish Lane, Bicester OX27 8AL
bicestermotion.com

Viewings. Strictly by appointment only, please contact us or one of our agents. **Terms.** Upon application

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. Nov 2025.