

# GAS DEFENCE CENTRE

143

BUILDING 143 | AVAILABLE TO LET



BICESTER MOTION

Bicester Motion, Skimmingdish Lane, Bicester OX27 8AL  
[bicestermotion.com](http://bicestermotion.com)

# BUILDING SPEC.



## The Gas Defence Centre Key Facts:

Can accommodate vehicles through the double garage doors.  
Prominent location on the Southern Avenue Kitchenette and WC.  
2 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.  
The Gas Defence Centre, Building 143:  
850 sq ft | 79 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.

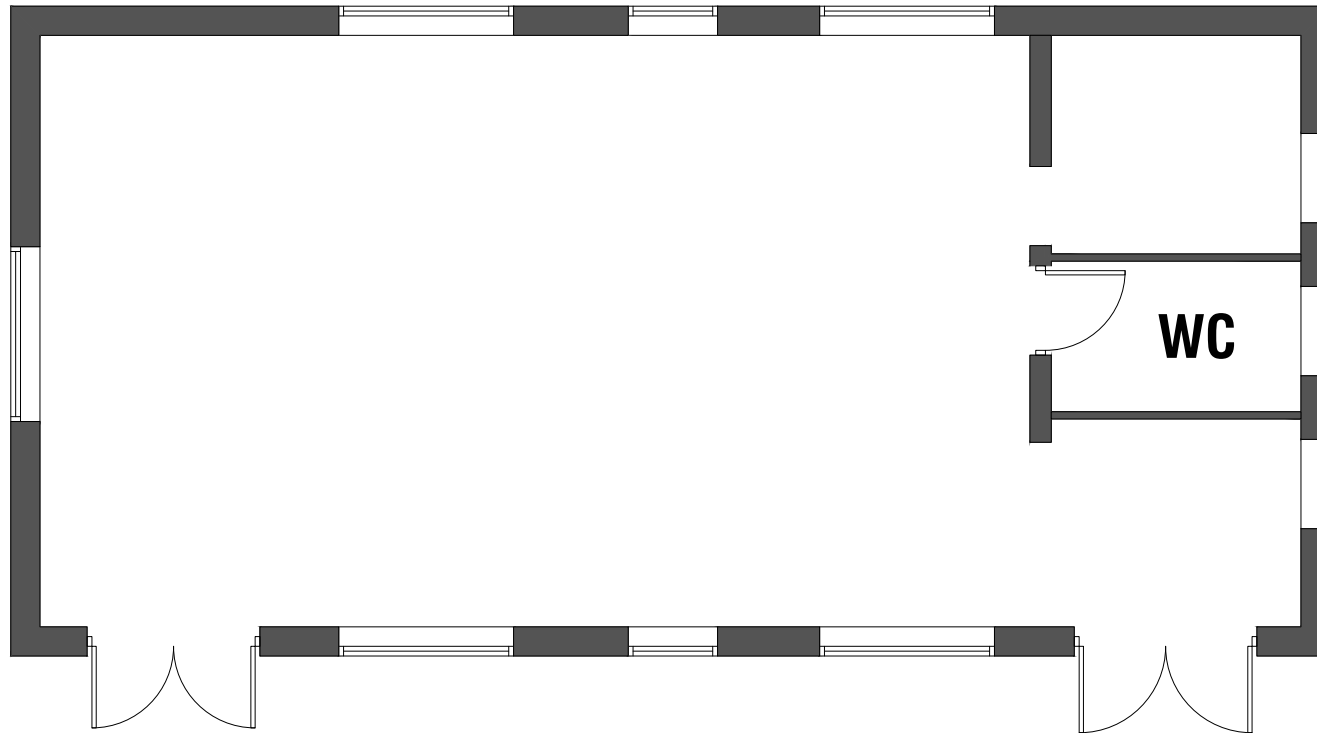
## Legal Costs

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

Subject to Contract

# THE SPACE.

| BUILDING TOTAL            |                            |
|---------------------------|----------------------------|
| <b>850</b><br>SQUARE FEET | <b>79</b><br>SQUARE METRES |





Open-plan, bright space.

# BUILDING 143.

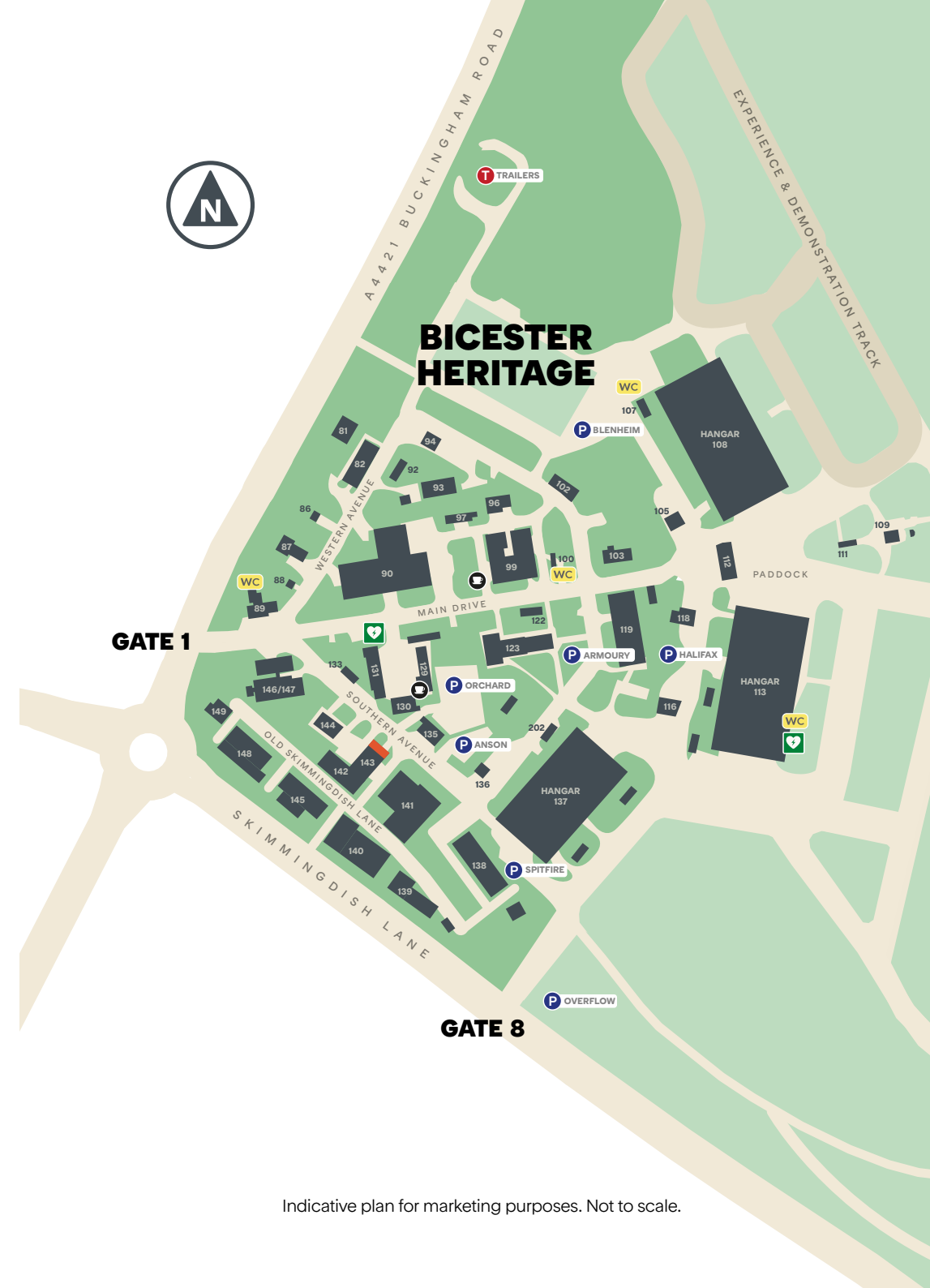
# THE ESTATE.

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 143 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.



Indicative plan for marketing purposes. Not to scale.



**150,000+** visitors per annum



**Experience** and demonstration track



**444-acre** campus with green space



**3** iconic Scramble events per annum



**50+** businesses already thriving on site



**1** enchanting opportunity



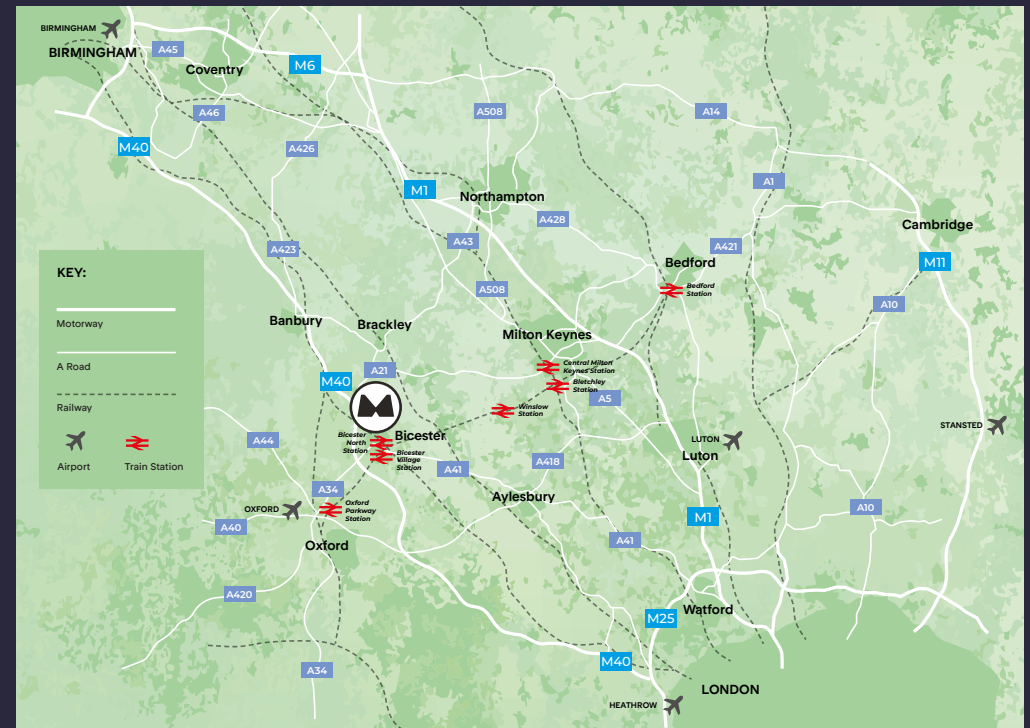
|   | OXFORD               | SILVERSTONE          | BIRMINGHAM           | LONDON                | OXFORD ✈️            | LUTON ✈️              | HEATHROW ✈️           |
|---|----------------------|----------------------|----------------------|-----------------------|----------------------|-----------------------|-----------------------|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



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**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.