

THE MAIN STORES

BUILDING 90 | AVAILABLE TO LET

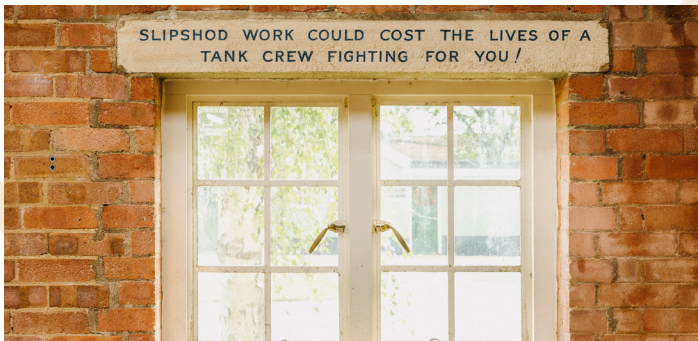


BICESTER MOTION

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

Step inside a century of innovation at The Main Stores, Building 90, one of the original 1920s landmarks at Bicester Motion. Once the operational backbone of the historic RAF base, this characterful building safeguarded everything from uniforms and furniture to precision aircraft parts, engines and motor transport components, quietly powering the activity of a working airfield behind its doors.

Positioned prominently at the entrance to the estate via Gate 1, Building 90 offers both visibility and convenience within the UK's most dynamic automotive and mobility destination. The space combines heritage character with practical functionality, featuring a fitted kitchen and two roller shutter doors to support a range of operational needs. Surrounded by an established ecosystem of specialist automotive businesses, occupiers benefit from being part of a thriving community of innovators, engineers and industry leaders at Bicester Motion.



THE MAIN STORES.



BUILDING SPEC.

The Main Stores, Building 90, Key Facts:

- Characterful Grade II listed building.
- Ideally located at the entrance to the estate via Gate 1.
- Fitted kitchen.
- 2 roller shutter doors.
- Abundance of natural light.
- 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:

90 - The Main Store | 3,927 sq ft | 365 sq m

For smaller space requirements, there is the potential to split the unit into 2 separate sections:

90 - Unit A1 | 2,052 sq ft | 191 sq m

90 - Unit D1 | 1,875 sq ft | 174 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.

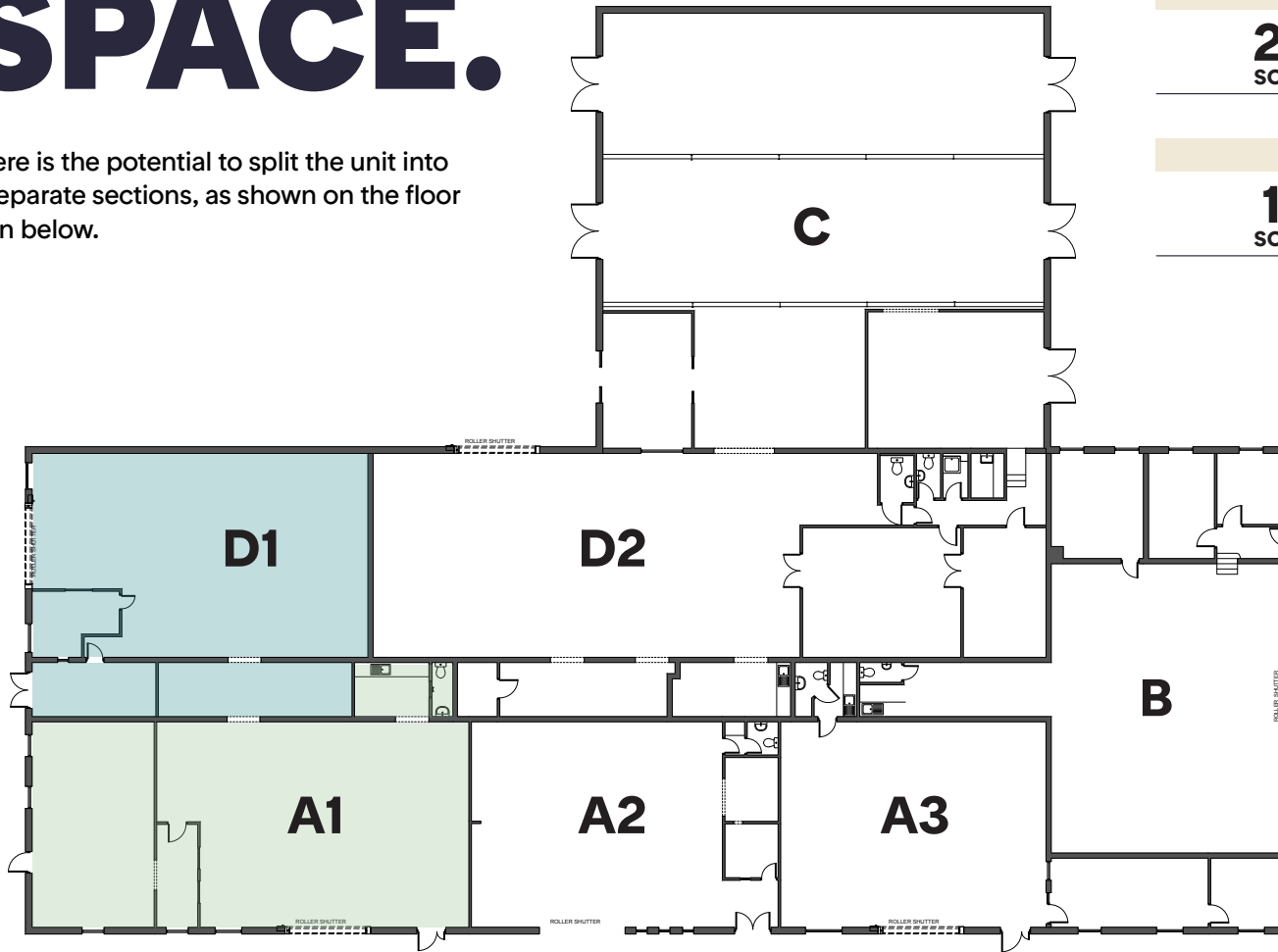
Legal Costs

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

Subject to Contract

THE SPACE.

There is the potential to split the unit into 2 separate sections, as shown on the floor plan below.



UNITS D1 & A1 COMBINED

3,927
SQUARE FEET

365
SQUARE METRES

UNIT A1

2,052
SQUARE FEET

191
SQUARE METRES

UNIT D1

1,875
SQUARE FEET

174
SQUARE METRES

Indicative plan for marketing purposes. Not to scale.



Restored & regenerated.



BUILDING 90.

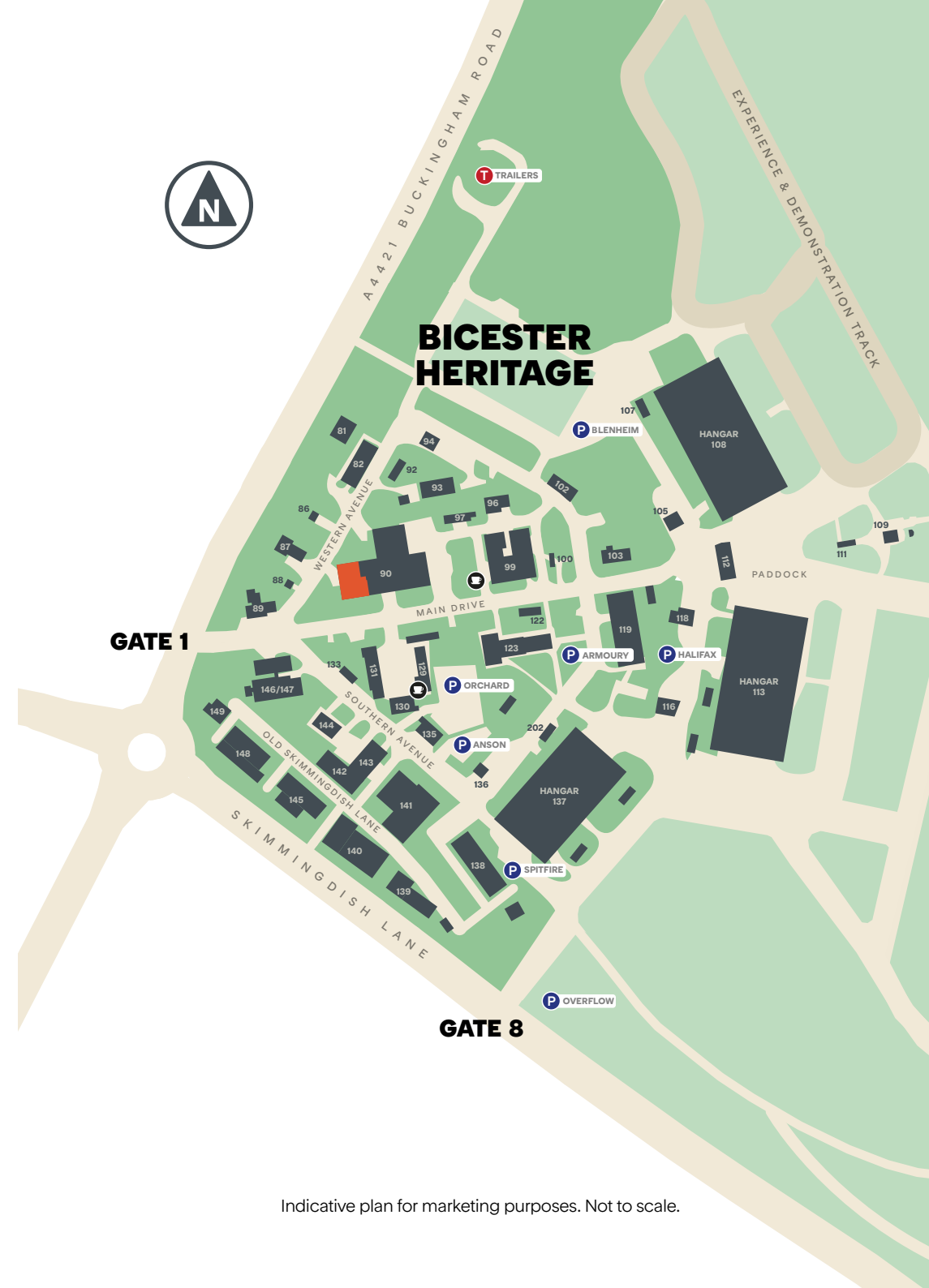
THE ESTATE.

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 90 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 characterful opportunity



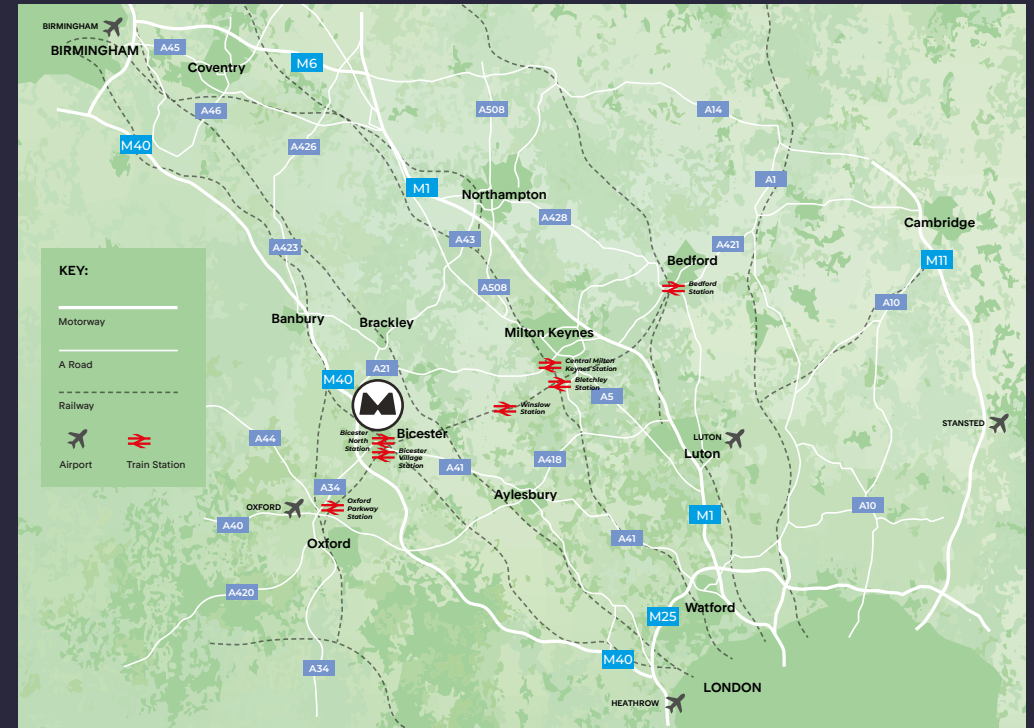
Perfectly located, with transport links via road, rail and air, Bicester Motion is a hub in every way.

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.

	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.*



BETTER CONNECTIONS.



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BICESTER MOTION

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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.