



# THE RANGES

A NEW HOME FOR MOBILITY TECHNOLOGY PIONEERS.



**BICESTER MOTION**

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





#### 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 Rushes 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.



## 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 ground 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







# 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.

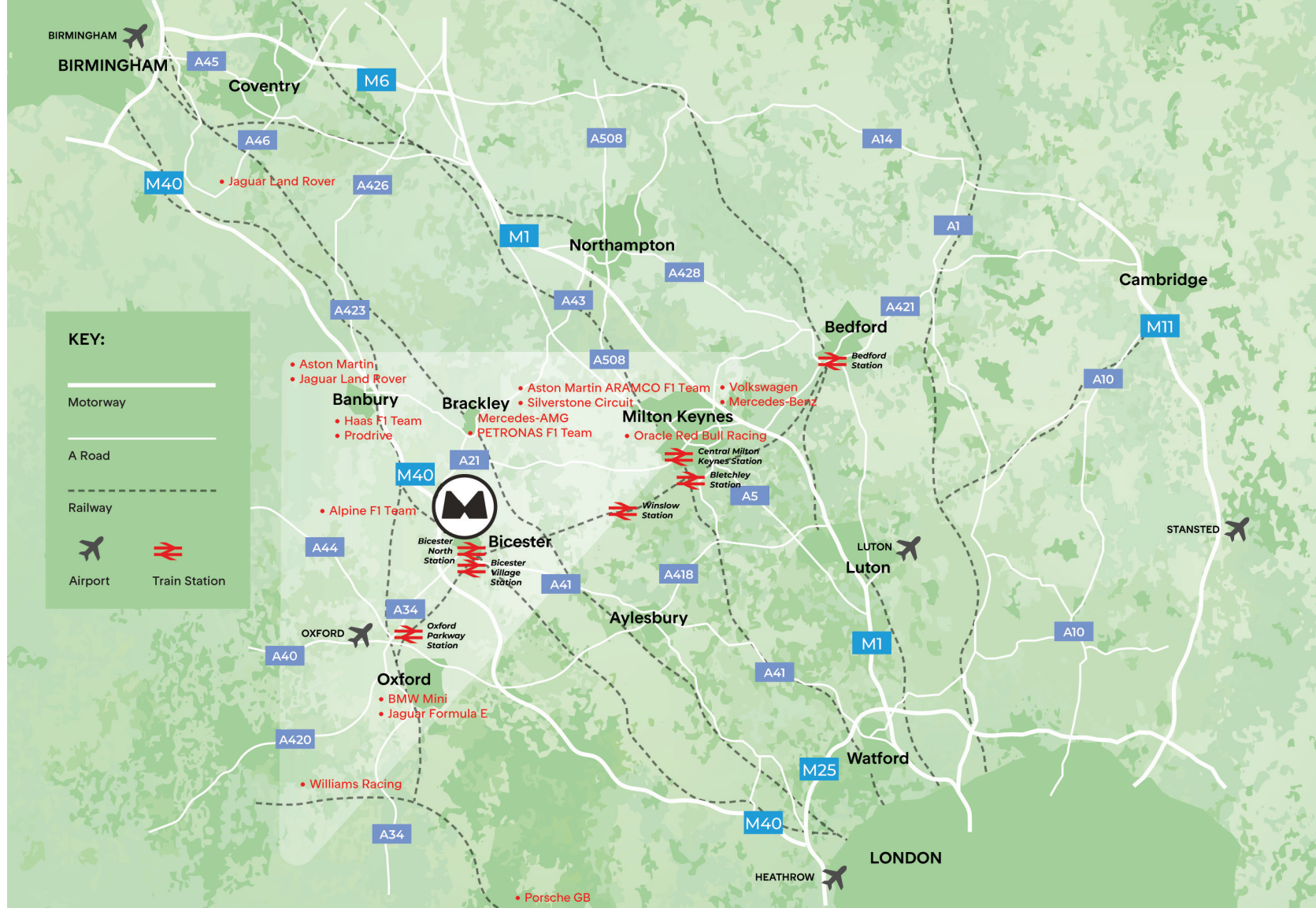
Rapid and standard EV charging options will be available.

- 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><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.



# BETTER CONNECTIONS.



## 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.





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."

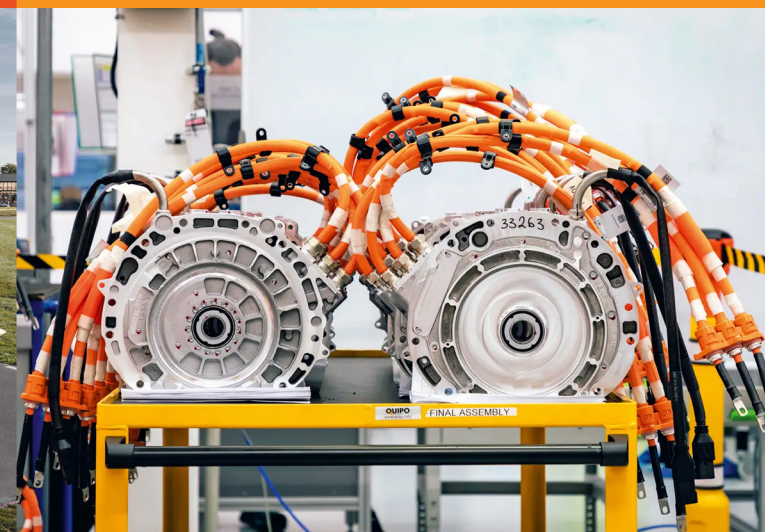
Jonathan Goodman, Former Head of Polestar UK  
BUILDING 145

"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, 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





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