



BICESTER  
MOTION

INNOVATION  
THE HOME OF PIONEERING FUTURE MOBILITY

NEW HQ BUILDINGS DESIGNED FOR DRIVING INNOVATION AND MOTION TECHNOLOGY GROWTH  
COMING EARLY 2025

# OUR VISION

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.

A decade on we are home to more than 50 leading enterprises including Polestar, NEOM McLaren Electric Racing, Zero and more.

Our site consists of four quarters: Heritage, Experience, Innovation and Wilderness, which as a whole encompass 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.

**BICESTER MOTION IS CREATING A GLOBAL CENTRE OF EXCELLENCE FOR MOTION TECHNOLOGY AT THE FORMER 444-ACRE RAF BOMBER STATION.**





## INNOVATION

Our next development. Seven new high-specification HQ buildings for future mobility design, light manufacture, research and development. A next-generation campus for like-minded industry leaders.

## HERITAGE

The UK's home of historic motoring and largest cluster of heritage automotive enterprises in the world. A visionary campus, it is home to pioneering future technology firms.

## EXPERIENCE

An immersive environment for motion brands to showcase products and innovation, along with experiential leisure activities, new tracks and off-road courses.

## WILDERNESS

Focusing on health activities and wellbeing, a new country reserve for estate occupants and local residents, complete with lakeside, tourism-led overnight stays and homes.

# WELL CONNECTED

Bicester is the centre of Motorsport Valley, the largest hub of motorsports technology in the world.

With many Formula 1 and pioneering motion companies on your doorstep, access to collaboration, innovation and talent is unrivalled.

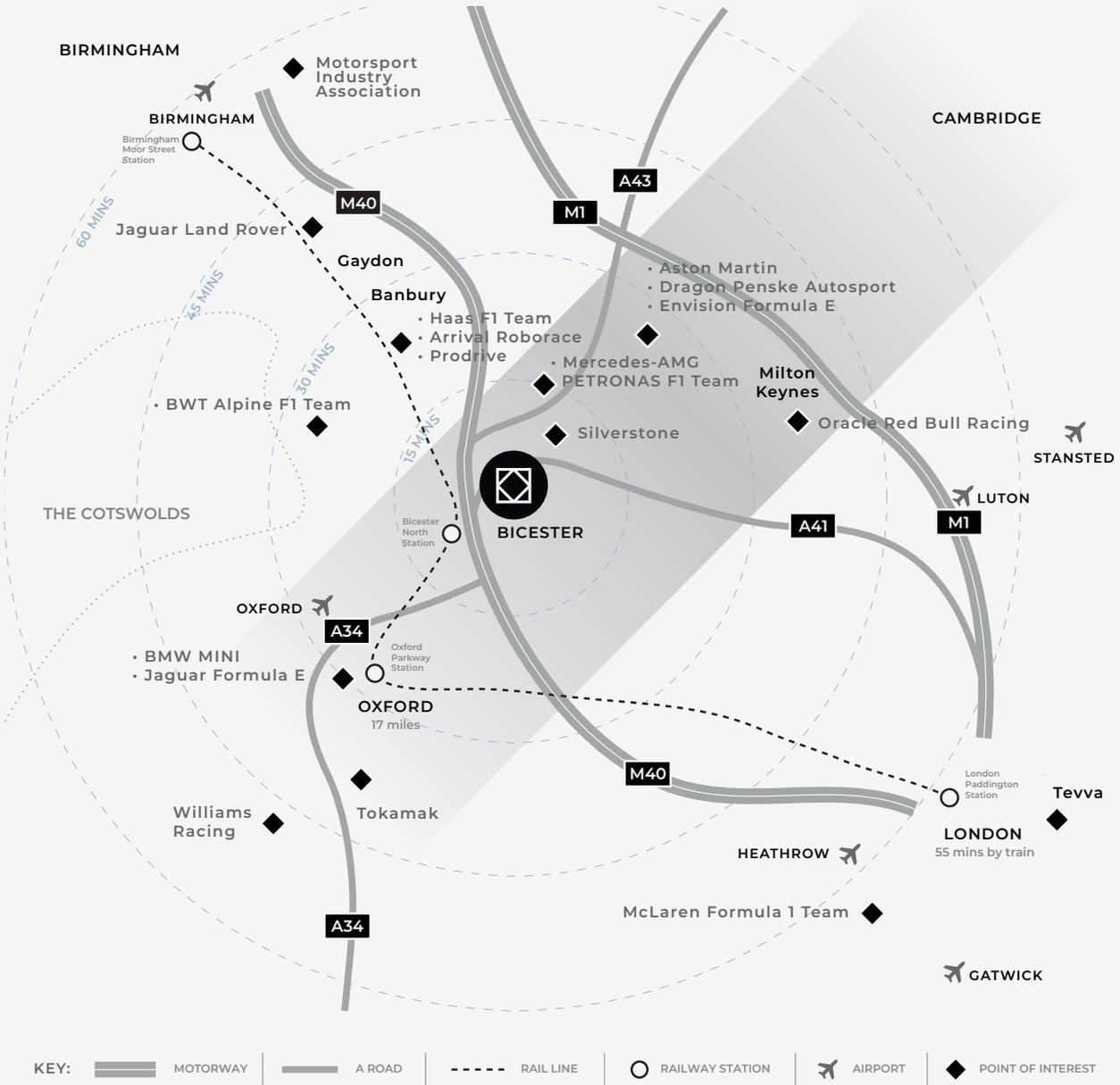
What's more, we are located in one of the highest concentrations of innovation assets in the world.

Oxfordshire - with its exceptional academia of University of Oxford and Oxford Brookes University - is an area at the forefront of global transformative technologies. It champions sectors such as autonomous vehicles, quantum computing, cryogenics, space, life sciences and digital health and fusion technology.

Many direct pedestrian and cycle routes link to the town, wider routes and residential areas.

- Bus routes include X5 to Buckingham and Oxford, with connections to S5 to Banbury and Oxford, H5 to Headington and 17 to Aylesbury.
- With access to London, Oxford, Cambridge, Birmingham and beyond, the M40 Junction 9 is 12 minutes away.
- Bicester North and Bicester Village train stations provide bi-hourly services to London, Oxford and the Midlands.
- International access is via the airports of London Heathrow and Birmingham International and charter flights from London Oxford.

	OXFORD	LONDON	OXFORD AIRPORT	HEATHROW AIRPORT
	15 min	50 min	65 min	100 min
	30 min	100 min	25 min	50 min





## UNRIVALLED VISTAS

At Innovation, we are delivering seven 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 masterplan and building design provide 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.

# STYLISH, MODERN AND EFFICIENT

We are collaborating with world leading architects and engineers to produce a scheme that encompasses the highest sustainable building practices and energy efficiency measures.

Our buildings are designed to minimise and reduce CO<sub>2</sub>, they will be built to achieve a BREEAM 'Excellent' accreditation and an EPC A rating. In addition they will provide ultimate flexibility allowing occupiers to be creative with the use of their space.

They are designed on a wide-spanning 14.75m grid to minimise columns, allowing for wide open activation space, and a clear ceiling height of 4.5m on the ground floor and a minimum of 3.2m on the upper floor.

Slab loadings are 30 kN/m<sup>2</sup> on the ground floor and 2.5kN/m<sup>2</sup> on the first floor.



# A CONNECTED ESTATE

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.



# BESPOKE, FLEXIBLE BUILDINGS

Purposefully designed to drive innovation, these new HQ buildings will suit the following uses:

- R&D technology
- Light assembly
- Product showcase
- Sales
- Showroom and sales
- Offices
- Lab opportunity

The first two buildings are targeting practical completion in early 2025, offering the opportunity to fit out your space to your requirements.

Totalling c.210,000 sq ft (c.19,500 sq m), buildings range from 7,500 sq ft (697 sq m) to 60,000 sq ft (5,574 sq m) GIA.

Clear ceiling heights at ground floor with 4.5 m and first floor with minimum 3.2 m.



# AMENITIES

Bicester is one of the fastest-growing towns in the UK, offering a plethora of food, drink and leisure options, in addition to those already found on-site.

## Bicester Motion:

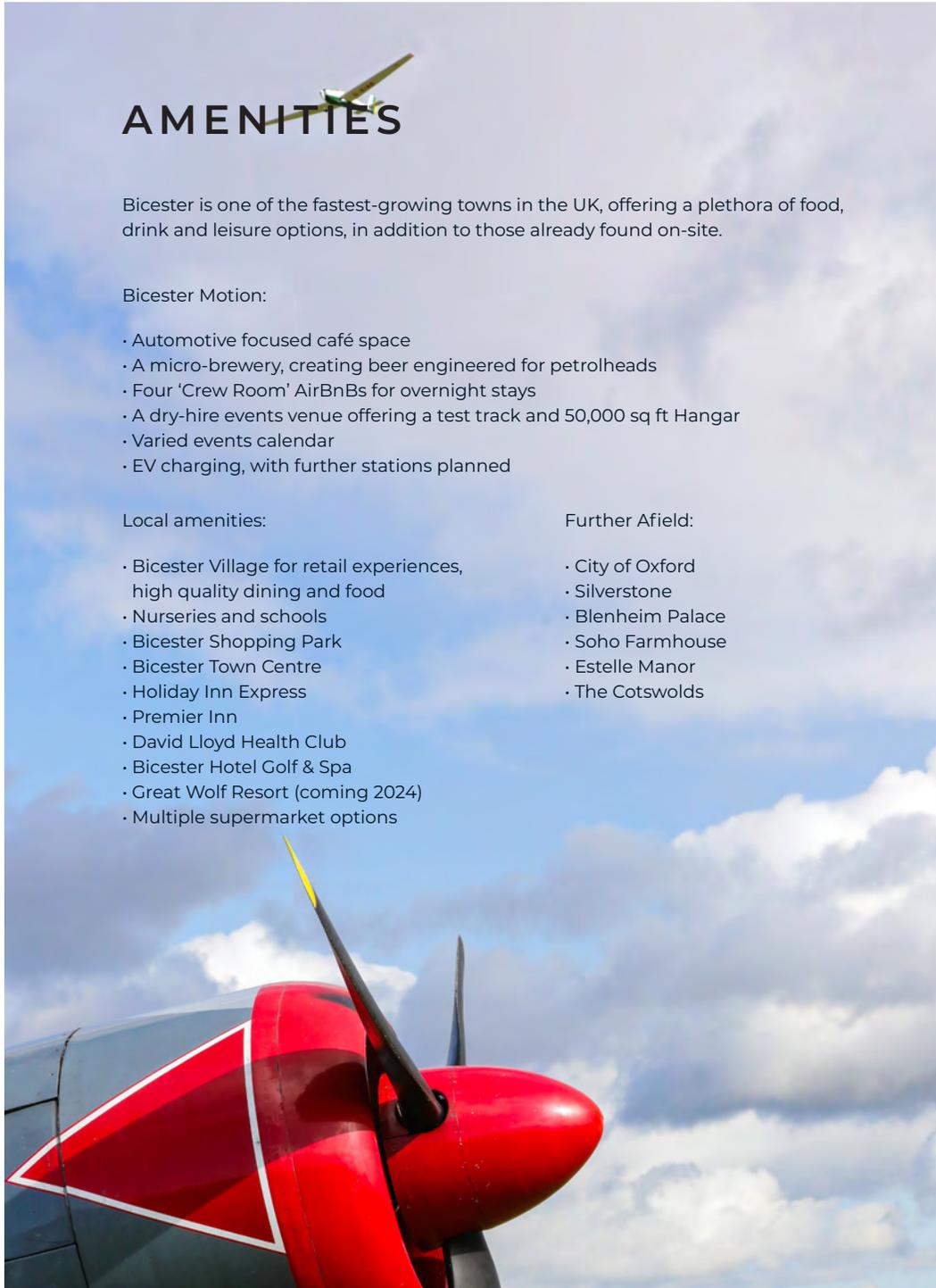
- Automotive focused café space
- A micro-brewery, creating beer engineered for petrolheads
- Four 'Crew Room' AirBnBs for overnight stays
- A dry-hire events venue offering a test track and 50,000 sq ft Hangar
- Varied events calendar
- EV charging, with further stations planned

## Local amenities:

- Bicester Village for retail experiences, high quality dining and food
- 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 2024)
- Multiple supermarket options

## Further Afield:

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



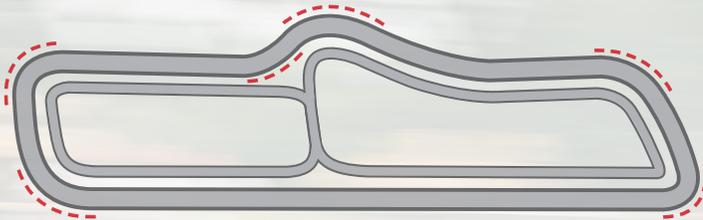
## TRACK & AIRFIELD ACCESS

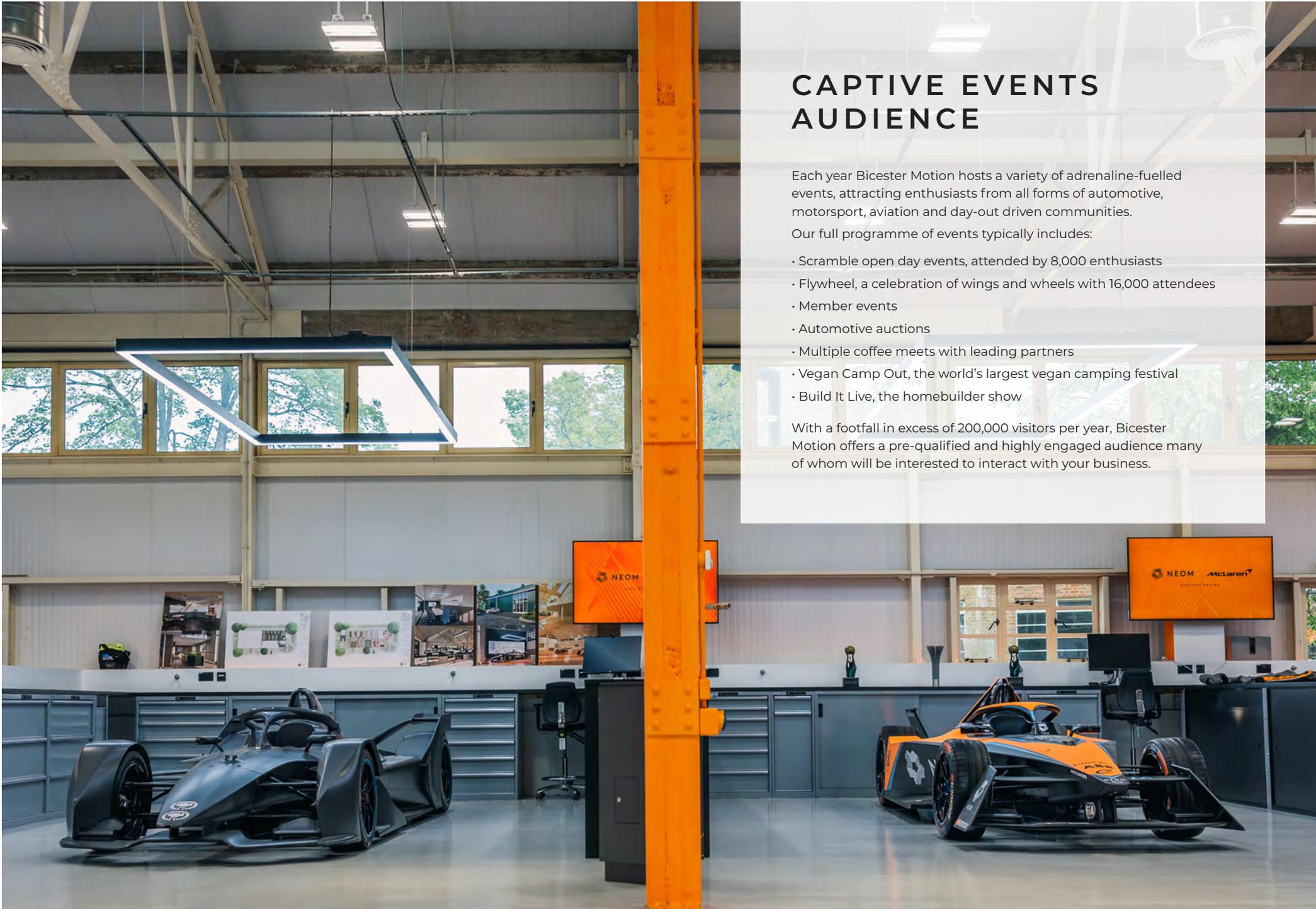
From automotive machinery to Formula E to Hollywood blockbusters, our test facilities host national and international events, shakedown testing and training days.

Our existing test track will be extended with an additional 3.5km, offering new speed, low-friction and handling facilities.

Our test facilities and aerodrome can be easily booked for your purposes, including showcasing your product or technology to customers, hosting press days and more.

All on your doorstep: the perfect testing, demonstration and experience environment.





## CAPTIVE EVENTS AUDIENCE

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
- Vegan Camp Out, the world's largest vegan camping festival
- Build It Live, the homebuilder show

With a footfall in excess of 200,000 visitors per year, Bicester Motion offers a pre-qualified and highly engaged audience many of whom will be interested to interact with your business.



# HEALTH & WELLBEING

Motion is at the heart of human mobility. 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 healthy activity.

The creation of a healthy social environment sits at the heart of our plans for the future.



"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, Head of Polestar UK



Polestar

McLaren



"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

"It's a testament to Bicester that so many of the global clients I speak to have heard of Bicester Motion and its Heritage offering, the customers that we speak to are all automotive aficionados and enthusiasts."

Ben Hedley, CEO The Little Car Company



THE  
*Little Car*  
COMPANY

zero



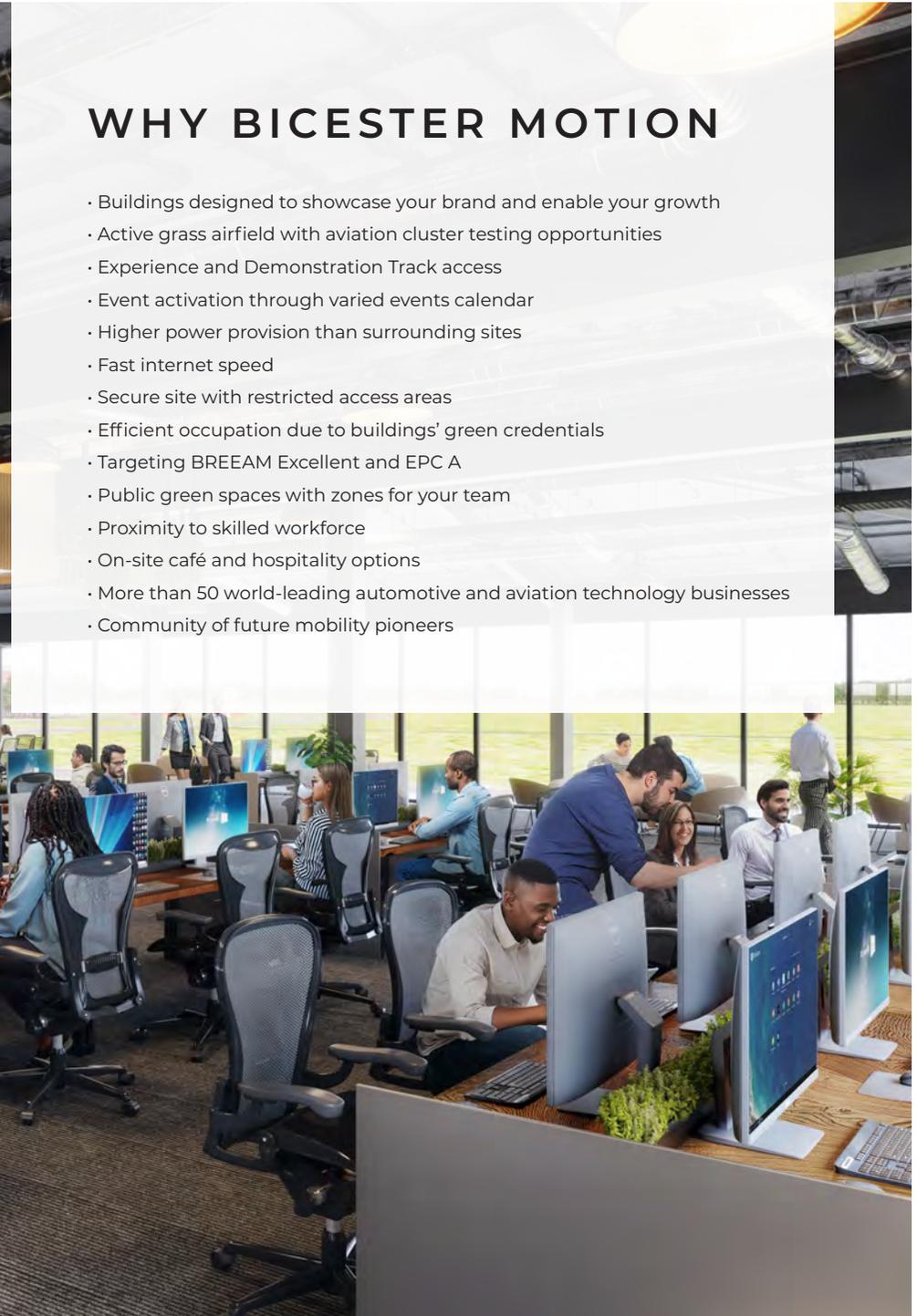
"We have decided to position our technology centre at Bicester Motion due to the abundance of highly skilled local labour and industries, as well as the site community's forward which will allow us to present our programme to the public."

Paddy Lowe, Zero founder and CEO



## WHY BICESTER MOTION

- Buildings designed to showcase your brand and enable your growth
- Active grass airfield with aviation cluster testing opportunities
- Experience and Demonstration Track access
- Event activation through varied events calendar
- Higher power provision than surrounding sites
- Fast internet speed
- Secure site with restricted access areas
- 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





FROM THE MOMENT YOU ARRIVE AT BICESTER MOTION,  
YOU CAN FEEL THE UNDENIABLE PASSION FOR MOBILITY.

FROM THE ENGINEERS CAREFULLY RESTORING CLASSICS,  
TO THE FUN-FUELLED EVENT ATTENDEES, TO THE SPECIALISTS  
AT THE CUTTING EDGE OF DISCOVERY.

IT IS A UNIQUE AND INCREDIBLE PLACE  
WHICH IS DRIVING AMBITION TO MAKE INNOVATIONS  
TODAY FOR OUR FUTURE TOMORROW.



# BICESTER MOTION



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