

# THE GUARD HOUSE

BUILDING 89 | AVAILABLE TO LET



BICESTER MOTION

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



The Guard House was once one of the most important buildings on the estate during its time as a Royal Air Force base. Every visitor was required to report here on arrival and departure, and it also served as an air raid shelter and a centre for site security and discipline.

The building includes three smaller rooms that were once used as holding cells—ready for any trouble that might arise on the base during its RAF days. The main meeting room was formerly the Court Martial Room, while the outdoor yard served as the ‘exercise yard’.

Today, the building retains its historic significance while offering distinctive, characterful workspace. The original architectural details remain, with the elegant columned verandah creating an impressive and welcoming entrance for both staff and visitors.

The Guard House would make a striking office for a company looking to base themselves at the entrance to the UK’s leading automotive campus.



# YOUR NEW BASE.







# BUILDING SPEC.

## The Guard House, Building 89, Key Facts:

- Historically significant Grade II listed building.
- Ideally located at the entrance to the estate via Gate 1.
- CAT A office space.
- Exclusive courtyard outside space.
- 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:

89 - The Guard House | 1,587sq ft | 147 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.

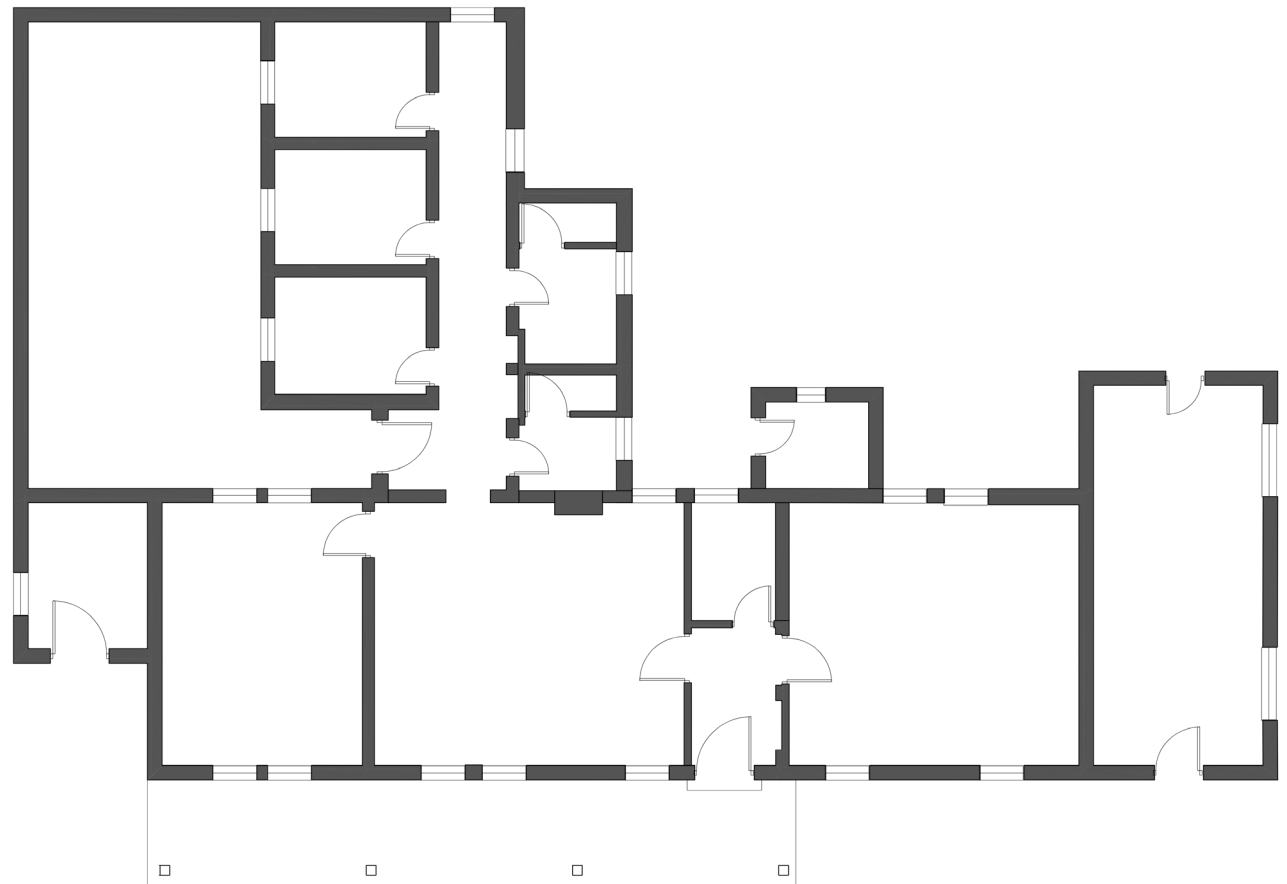
Internally, the property provides CAT A accommodation ready for immediate occupation. The layout comprises four principal rooms, ideally suited to open-plan offices and/or meeting spaces, all benefiting from excellent natural light.

In addition, there are three smaller rooms that lend themselves to private offices, breakout areas, wellness space, storage or equipment rooms — offering flexibility to suit a range of business needs.

BUILDING TOTAL

**1,587**  
SQUARE FEET

**147**  
SQUARE METRES



Indicative plan for marketing purposes. Not to scale.





Unique office space on an established estate.



# BUILDING 89.



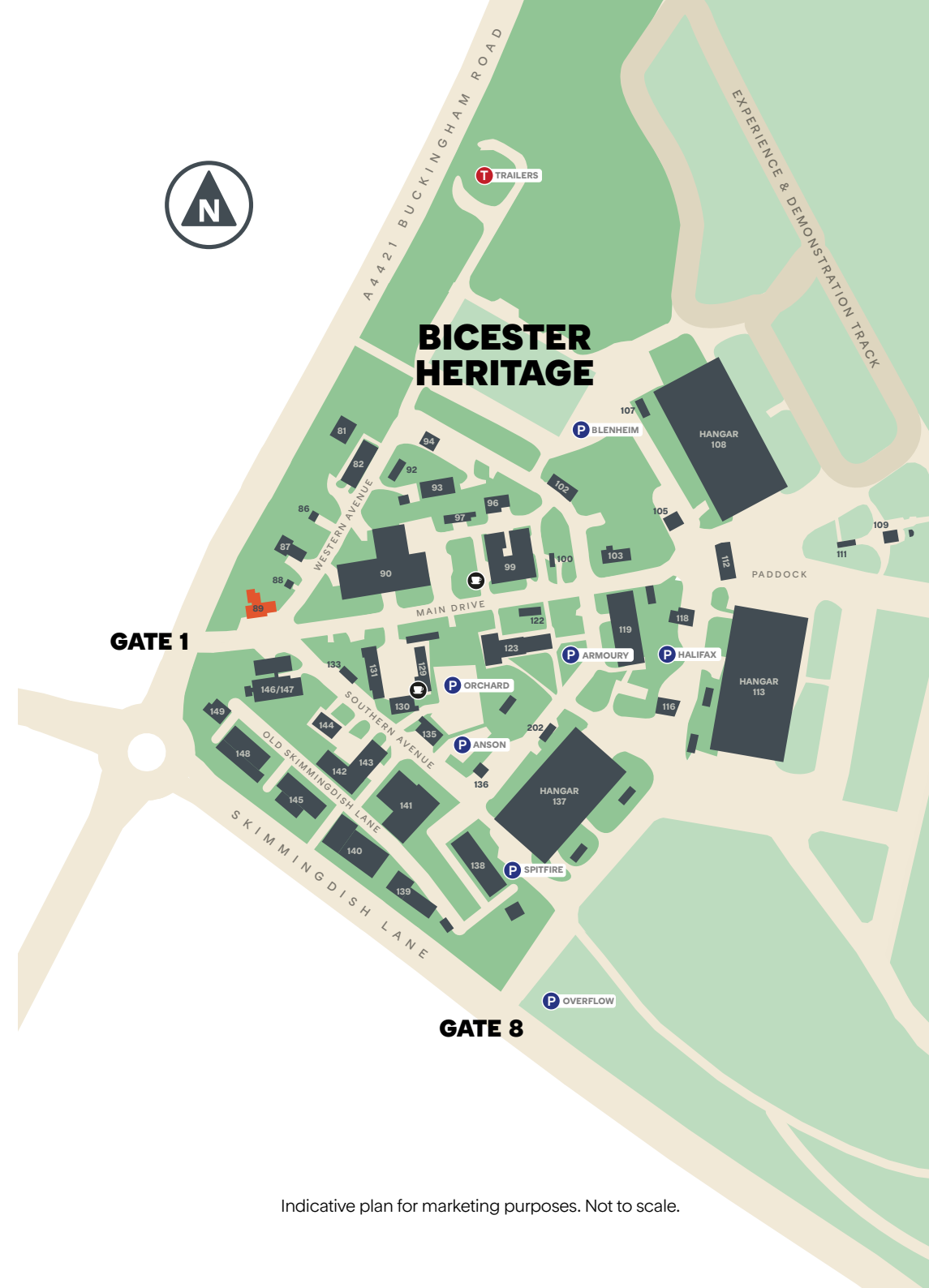
# THE ESTATE.

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 89 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



**Experience** and demonstration track



**444-acre** campus with green space



**3** iconic Scramble events per annum



**50+** businesses already thriving on site



**1** unique opportunity





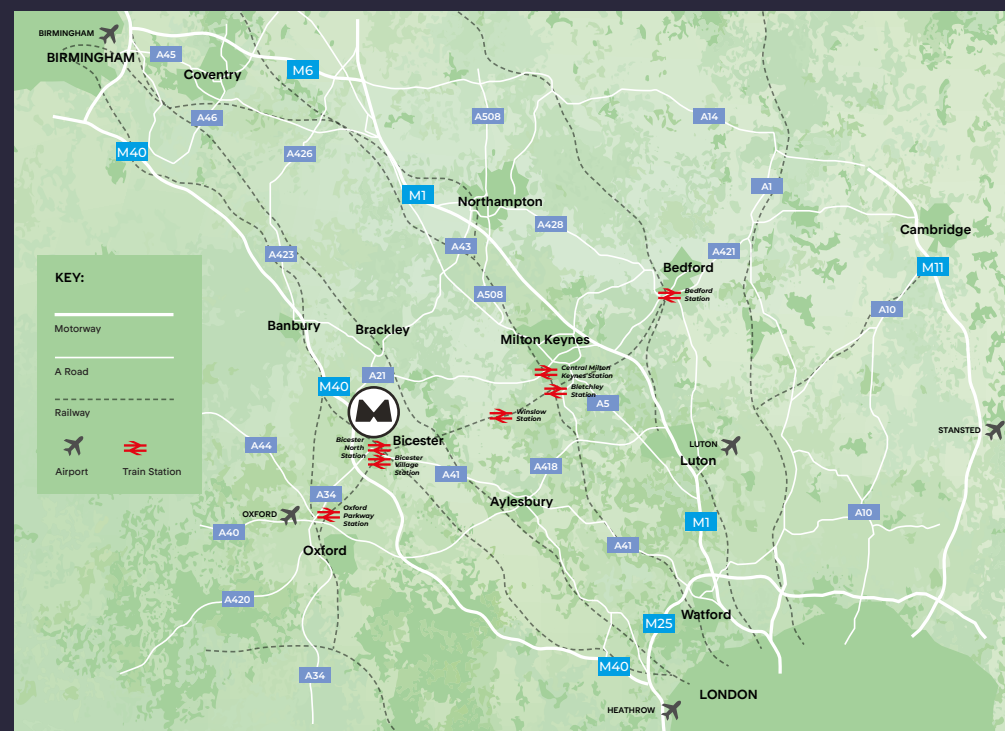
**Perfectly located, with transport links via road, rail and air, Bicester Motion is a hub in every way.**

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 ✈️           |
|---|----------------------|----------------------|----------------------|-----------------------|----------------------|-----------------------|-----------------------|
| 🚆 | <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.





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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.