

THE POWER HOUSE

BUILDING 82 | AVAILABLE TO LET



BICESTER MOTION

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

Building 82 - The Power House was built a century ago by the RAF to provide their base with electricity, ensuring that their Bomber Training Station remained self-sufficient.

82 stands on the Western Avenue of Bicester Heritage, just inside Gate 1 to the Bicester Motion estate. Still very much 'in its juice' the building is packed with character, just imagine if the wall could talk!

Exposed brickwork, a vast beam crane to lift the now absent generators, clay tile flooring, huge Crittal windows and glazed brickwork details add to the evocative interior.

The Power House features prominently in Warner Brothers' blockbuster *The Imitation Game*, which tells the story of codebreaking in WW2 by following the genius inventor of the Enigma machine, Alan Turing. The film starred Benedict Cumberbatch, Charles Dance and Kiera Knightley, all of whom spent time filming in Building 82 in 2013.

Today, The Power House offers a generous open-plan environment that blends authentic industrial heritage with a warm, welcoming atmosphere. Its rich history gives the space a sense of character and gravitas that would be near impossible to replicate in a modern build. It is a place people want to spend time in and connect with like-minded individuals.

Previous occupants of 82 include iconic British car manufacturer Morgan Motor Cars Ltd and the record-breaking Chinese electric car manufacturer Nio.



IN GOOD COMPANY.

BUILDING SPEC.

The Power House Key Facts:

- Historically significant building with original features
- Kitchenette and WC
- Ideal location for easy guest access, but secluded enough to feel exclusive
- Opportunity to become part of the established sellout Scramble events 3 times a year
- Access to our test track and paddock facilities
- 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:
1,735sq ft | 161 sq m

Leasehold

The properties are available by way of a new fully repairing and insuring lease for a term to be agreed by negotiation.

Rent

Further details are available on request.

Services

Mains electricity, water and drainage are connected. These services have not been tested by the Agents.

Service Charge

The communal areas are managed and maintained by the Landlord via a service charge which the incoming occupier will be responsible for paying.



Insurance

The Landlord insures the building and recovers the premium from the Tenant.

Business Rates

Please contact the VOA for more information.

VAT

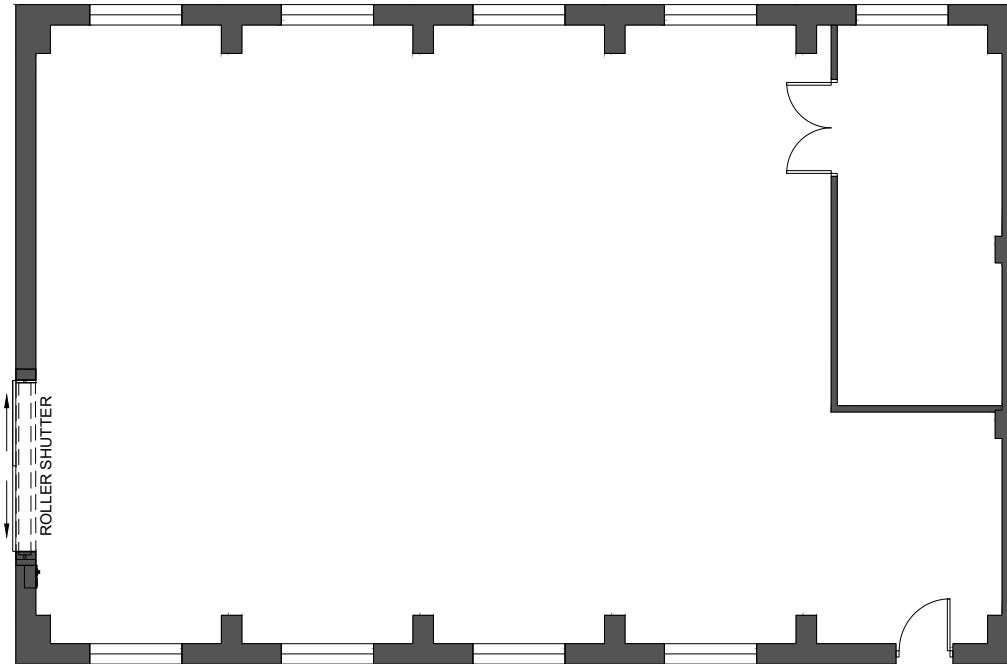
All terms quoted are exclusive of VAT, which is payable.

Legal Costs

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

Subject to Contract

THE SPACE.



BUILDING TOTAL

1,735
SQUARE FEET

161
SQUARE METRES





The Power House retains its original Air Ministry beam crane.



BUILDING 82.



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 impressive opportunity



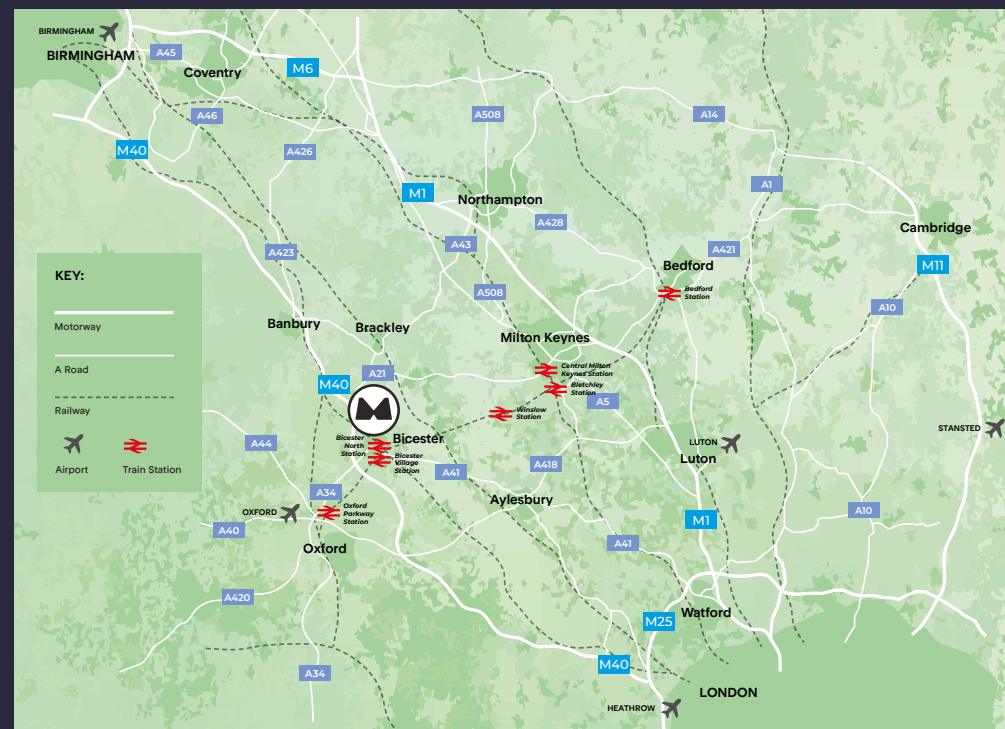
Perfectly located, with transport links via road, rail and air, Bicester Motion is a hub in every way.

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.



JAMES HILL
james.hill@adaltareal.com
07909 917 456



BICESTER MOTION

WILL MADDERS
wm@bicestermotion.com
07572 315245



GEORGE BROWN
george.brown@savills.com
07811 901 158



BICESTER MOTION

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

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.