

STATION ARMOURY

BUILDING 123 | AVAILABLE TO LET



BICESTER MOTION

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

BUILDING SPEC.



The Station Armoury Key Facts:

- Bright, open plan office within historic building.
- Secure access.
- Shared kitchen and WC's within well-kept common areas.
- Wooden floors.
- 2 allocated parking spaces plus parking for visitors.

Accommodation

Measurements are provided on a gross internal area (GIA) basis:

123 - The Station Armoury 550 sq ft | 51 sq m

Services

Mains electricity, water and drainage are

connected. These services have not been tested by the Agents.

Leasehold

The unit is available by way of an internal repairing and insuring lease via service charge.

Rent

Details are available on request.

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.

The Ideal Setting

The office sits within a prominent Grade II listed building on the estate. Boasting beautiful wooden flooring, it benefits from high ceilings, plenty of natural light and green views.

BUILDING TOTAL

550
SQUARE FEET

51
SQUARE METRES





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 outstanding opportunity



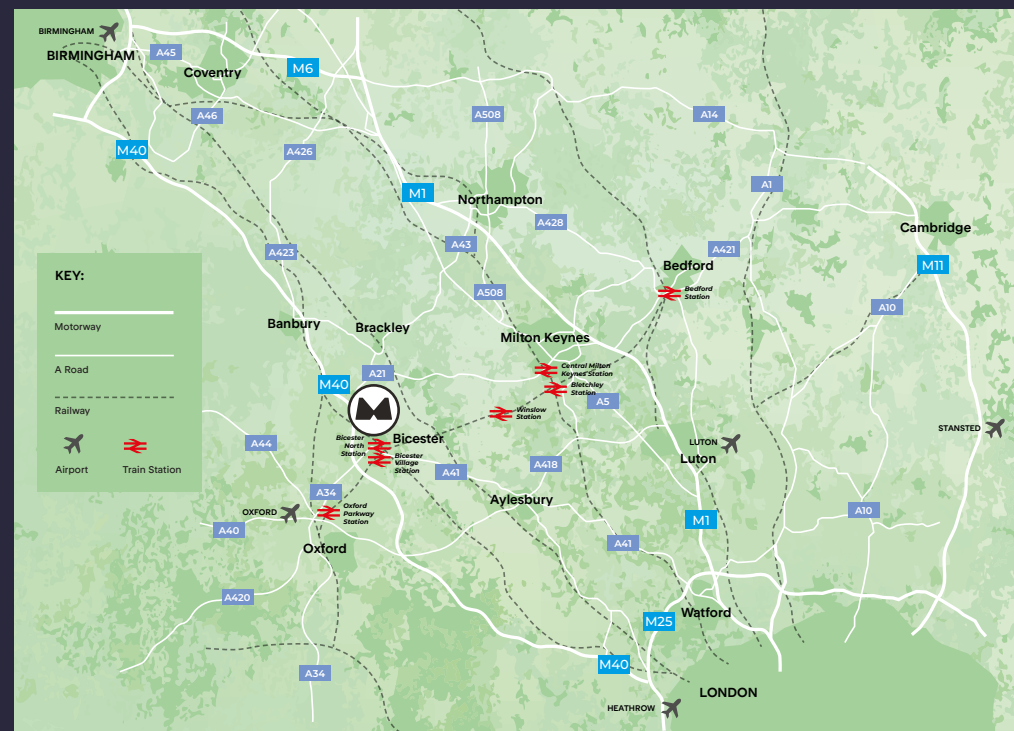
Perfectly located, with transport links via road, rail and air, Bicester Motion is a hub in every way.

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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