

To Let

High-Quality Modern Office Space **Available to Sub- Let**

Part First Floor, Building 160,
The Ranges, Bicester Motion,
Bicester, Oxfordshire OX27 8AL
[///scores.pocket.dance](http://scores.pocket.dance)

4197 sq. ft. - 9,074 sq. ft. of high-quality grade A office space available to sub-let on the first floor of YASA's (a Mercedes-Benz company) high-quality bespoke HQ building at Bicester Motion.

Ready for occupation in August 2026.

High-quality modern office space within a new building situated directly adjacent to the historic airfield.

Bicester Motion is a 440-acre, well-located site where businesses within the automotive and motion sector converge, collaborate and thrive. It is situated within the motorsport triangle, where c. 70% of the Formula 1 teams are located within a fifty-mile radius.

The building benefits from excellent access to the M40 at Junction 9 and the M1 at Junction 15a. The town has high-speed rail links to London and Birmingham. Bicester is one of the fastest-growing towns in the country, with excellent amenities including Bicester Village.

More particularly the property features:

- Fully fitted space including furniture if required
- 150mm raised access floor
- Cat 6 data
- WCs and showers
- 3.2m minimum upper floor ceiling height
- EPC - A rating
- BREEAM 'Excellent' accreditation
- Specification – Grade A
- Ample parking

Additionally, the office occupiers will have the benefit of:

- Shared use of reception and business lounge with cafe
- Access to meeting rooms (by arrangement/separate booking)
- Access to shared tea-point & staff kitchen

// Accommodation

	SQ FT	SQ M
If the accommodation is split:		
Suite A	4,197	389.91
Suite B	4,639	430.98
If the accommodation is taken as one unit:		
Total	9,074	843.00

// Rent

A rent of £30 per sq. ft. per annum plus VAT excl. will be payable.

// Leasehold

The property is available by way of a new internal repairing and insuring sub-lease for a term to be agreed by negotiation.

// Service Charge

A service charge will be payable by the tenant to cover all external repairs, property maintenance, common area cleaning & maintenance, insurance, electricity and water. The amount payable will be £8 per sq. ft. plus VAT per annum.

Further details available from the agents.

// Business Rates

Business rates will be charged to the tenant on a pro rata basis.

// 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



// Computer Generated Imagery

// Viewing

Strictly by prior arrangement through the agent:

James Hill

01295 670 123 | james.hill@adaltareal.com

Tom Godwin

01295 670 123 | tom.godwin@adaltareal.com

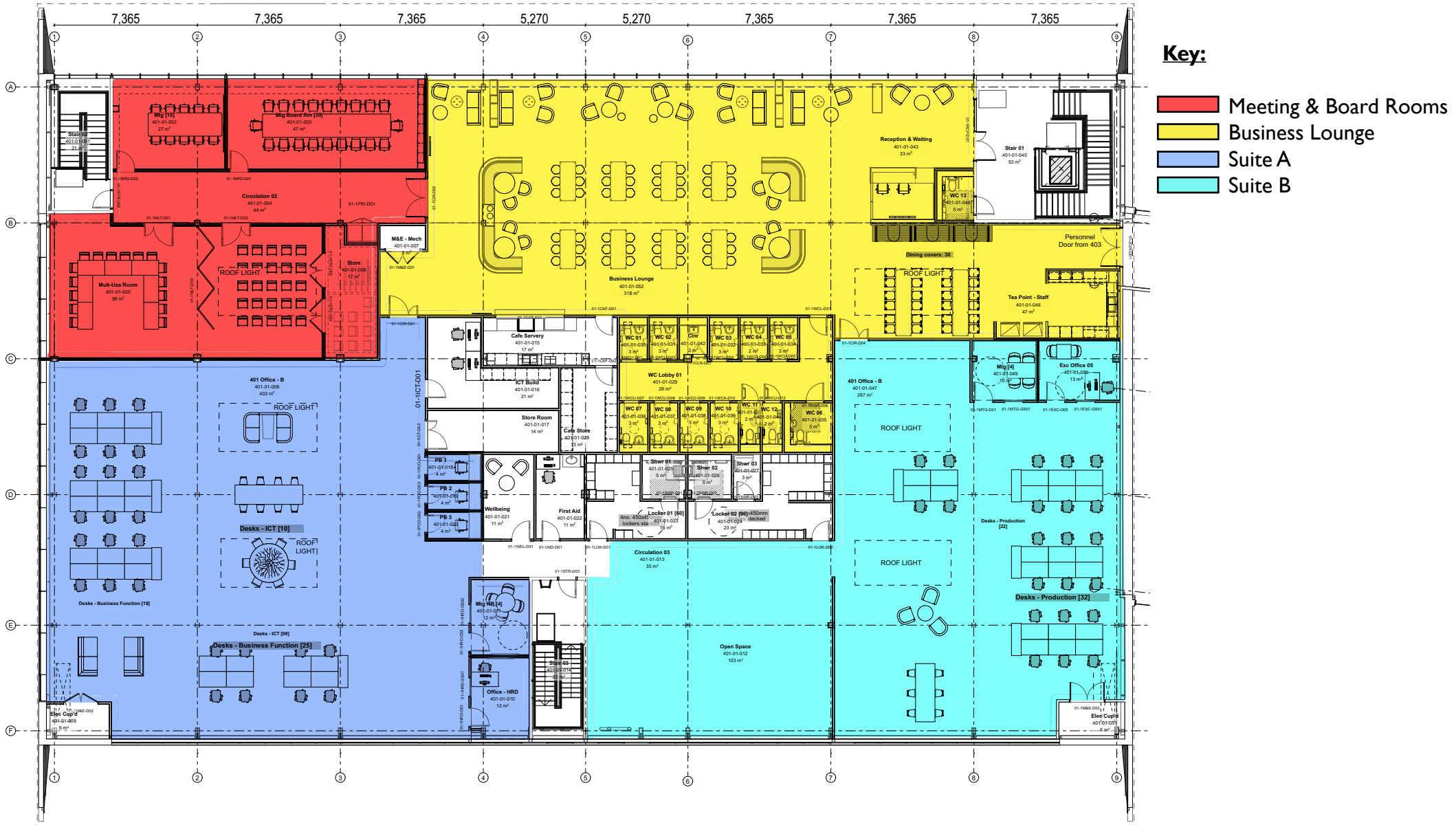


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// Computer Generated Imagery



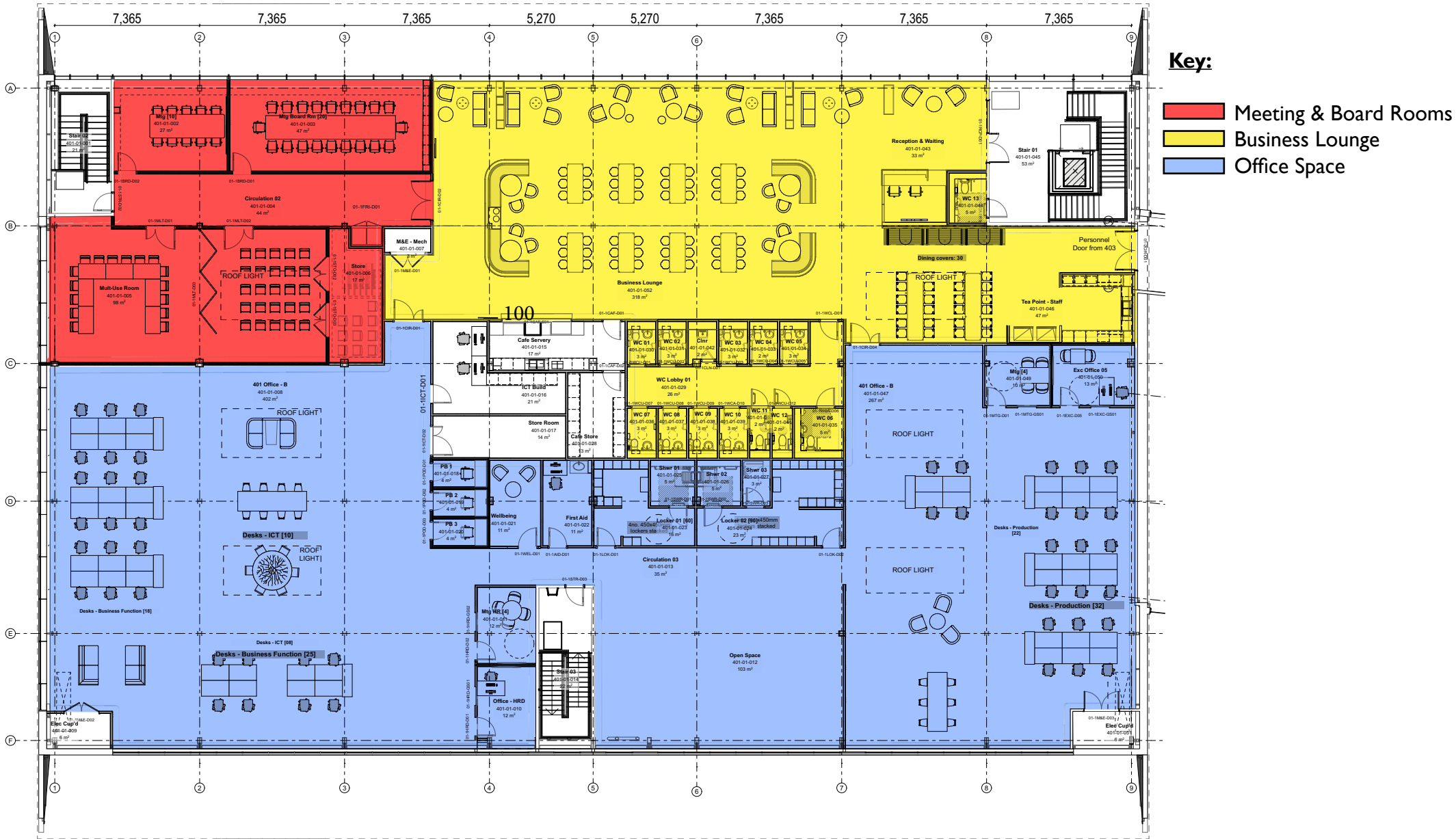
// Floor Plan if accommodation is split



401 FF Plan
1:100

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

// Floor Plan if accommodation is taken as one unit



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1:100

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