

CAMO BAYS

BUILDING 137 | AVAILABLE TO LET



BICESTER MOTION

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

BUILDING SPEC.



The Camo Bays Key Facts:

- A blank canvas, ready to make your own.
- Characterful building that benefits from high ceilings, recently refurbished roof, heritage windows and door.
- Part of the Hangar 137 regeneration project.
- Targetting EPC B.
- Established ecosystem of businesses on site.

Accommodation

Measurements are provided on a gross internal area (GIA) basis and are subject to final measurements being taken.

The Camo Bays, 137:
656 sq ft | 61 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

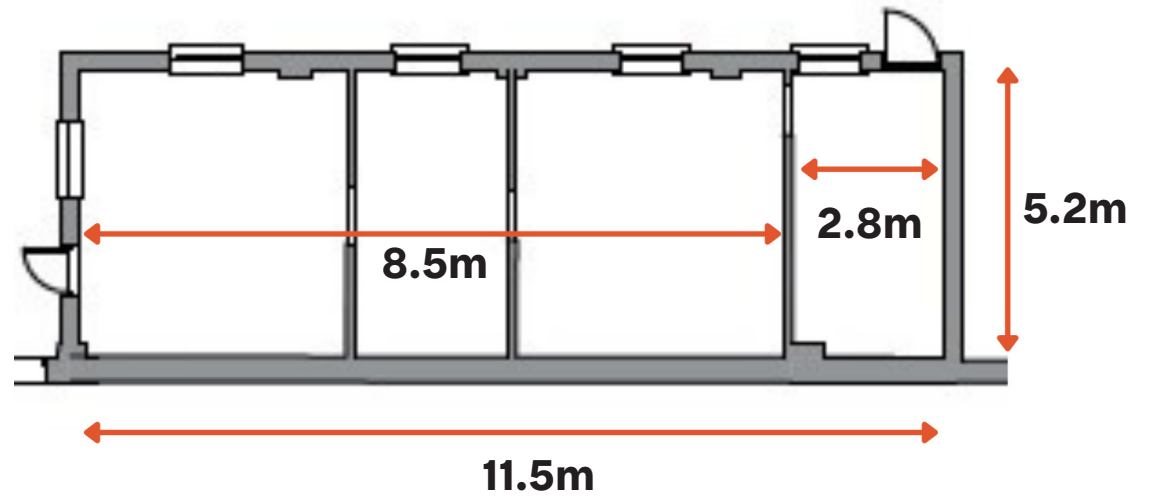
Each party to bear their own legal costs incurred in this transaction.

Subject to Contract.

THE SPACE.



BUILDING TOTAL	
656 SQUARE FEET	61 SQUARE METRES





CGI interpretations of the building's finished interior for an office occupier

CAMO BAYS.



CGI interpretations of the building's finished interior for a wellness focused occupier



CAMO BAYS.

An annex to the recently refurbished Grade II Listed Hangar 137, The Camo Bays retain a distinctive faded green paint exterior as a surviving feature from its military past. Originally serving a variety of operational purposes, the bays may have housed air and ground crew facilities, wireless and instrument workshops or aircraft equipment stores.

Today, the building looks out across Southern Avenue, framed by mature trees and the wider heritage of Bicester Motion. The Camo Bays offer a distinctive opportunity for a new occupier to make their mark and bring this characterful space into its next chapter.



MAKE YOUR MARK.

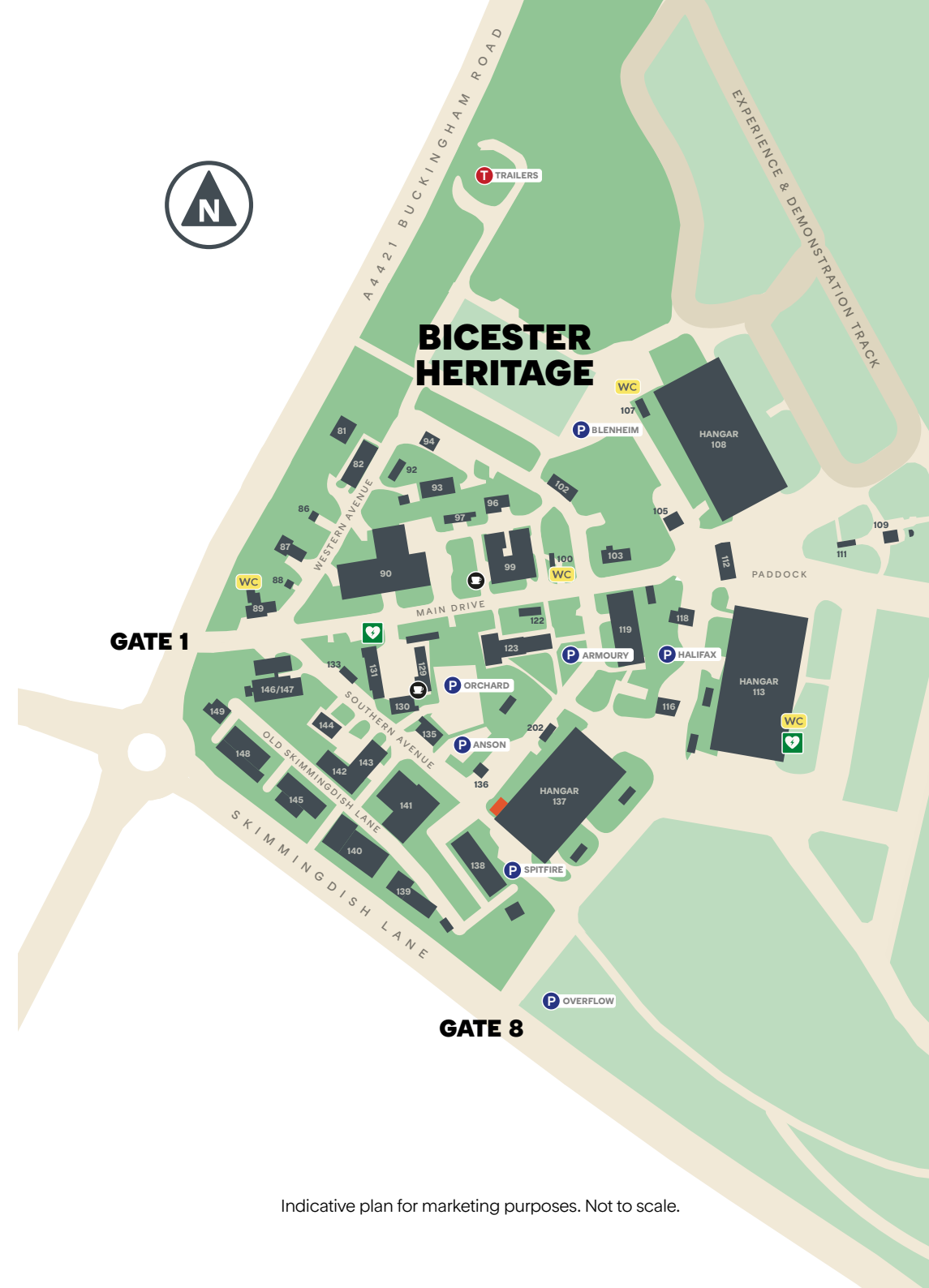
THE ESTATE.

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. The Camo Bays 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 & Demonstration Track



444-acre campus with green space



3 iconic Scramble events per annum



50+ businesses already thriving on site



1 bespoke opportunity



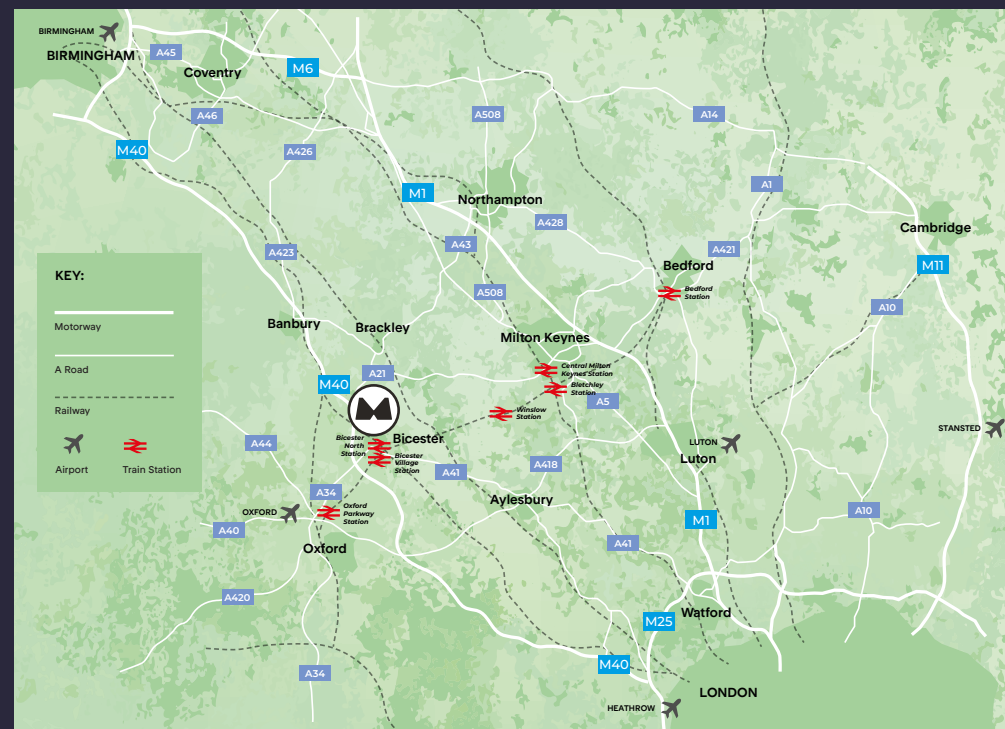
Perfectly located, with transport links via road, rail and air, Bicester Motion is a hub in every way.

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 315 245



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.