



A Brighter Place to Be

camLIFE

# The complete campus for Cambridge

Bringing together best-in-class fitted lab space, workspace and lifestyle amenities, with over half of CamLIFE's 42 acre campus left open as green space.





# Well-connected by transport links

  
**12 mins**  
To Cambridge station & Addenbrooke's Hospital by car

  
**16 mins**  
To Cambridge station & Addenbrooke's Hospital by bike

  
**25 mins**  
To Cambridge station & historic centre by bus

  
**28 mins**  
To Stansted Airport by train from Cambridge station

  
**48 mins**  
To King's Cross station by train from Cambridge station



# Join the 42-acre technology & life science campus

Full Building Sizes:  
27,000-58,000 sq ft (NIA)

Suite Sizes From:  
4,500 sq ft (NIA)

- Lab
- Office
- Amenity



# Fitted Plus Labs

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## Day 1: Landlord Provided

- Demountable glazed partitions
- Floor finishes – resilient flooring with cove base
- Ceilings with general illumination and Ceiling Service Tiles
- Lab casework – 50% lab benches, lab sinks, fume hood
- Handwash sink and emergency shower adjacent to entrance
- Statutory signage & manifestation

## Day 2: Possible Tenant Modifications

- Remainder of lab casework and furniture
- Additional Lab Support Rooms (Tissue Culture Labs etc.) available upon request



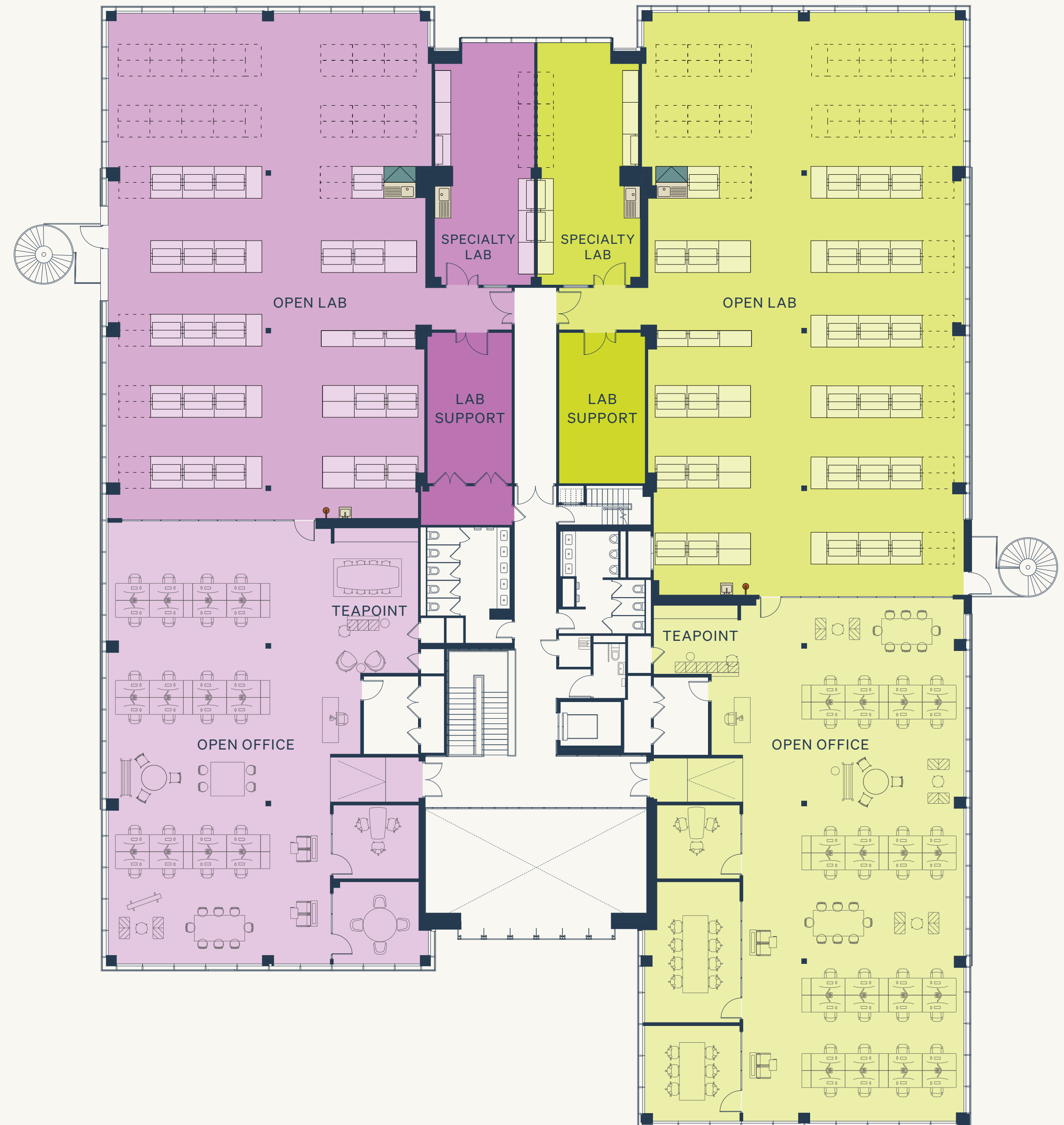
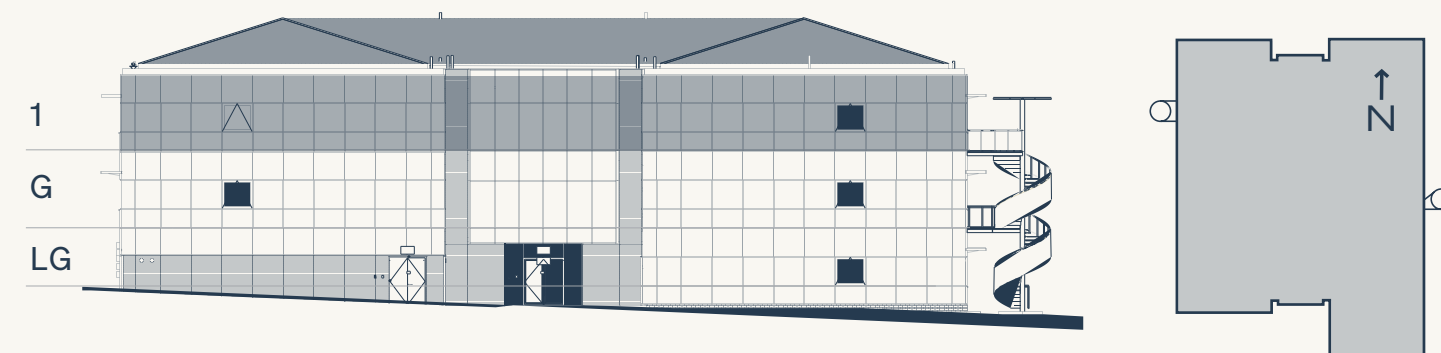
# Fitted Plus Labs

Full Floor:  
19,000 sq ft (NIA)

Suite Sizes:  
from 8,300 sq ft (NIA)

Base building Fitted Plus Labs include the following equipment with the ability to customise per customer need:

- 58-77 Lab Benches
- 3 Lab Sinks
- 1 Fume Cupboard
- 1 Emergency Shower



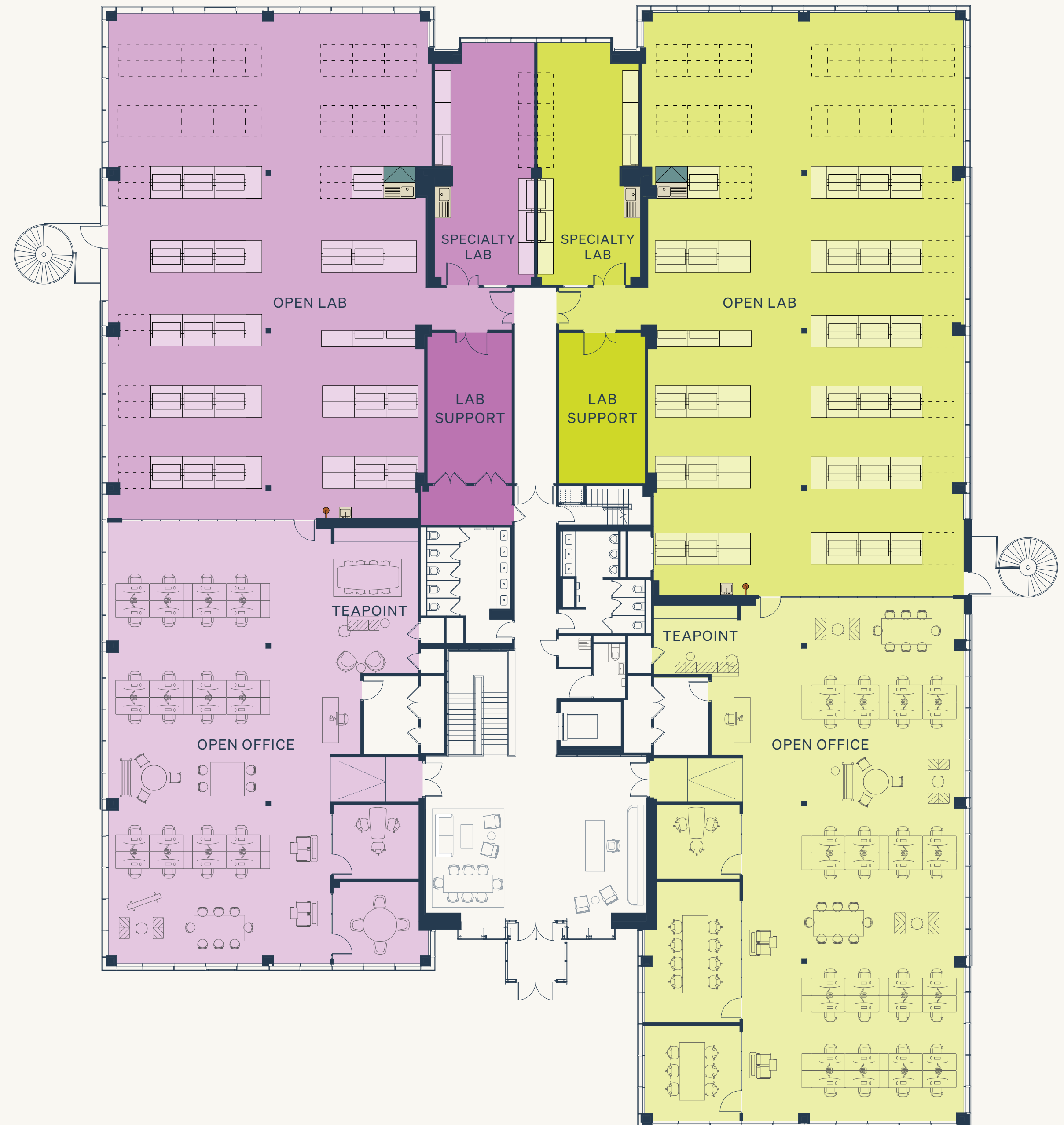
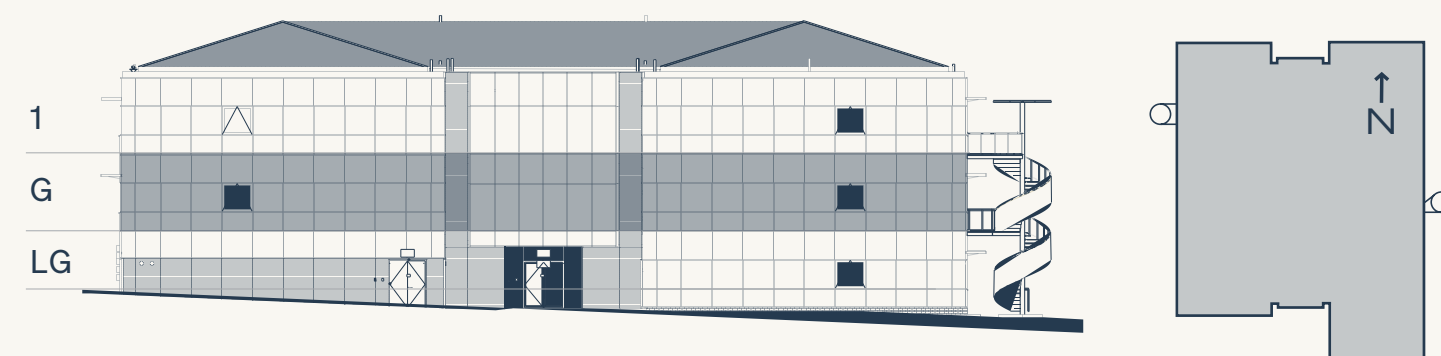
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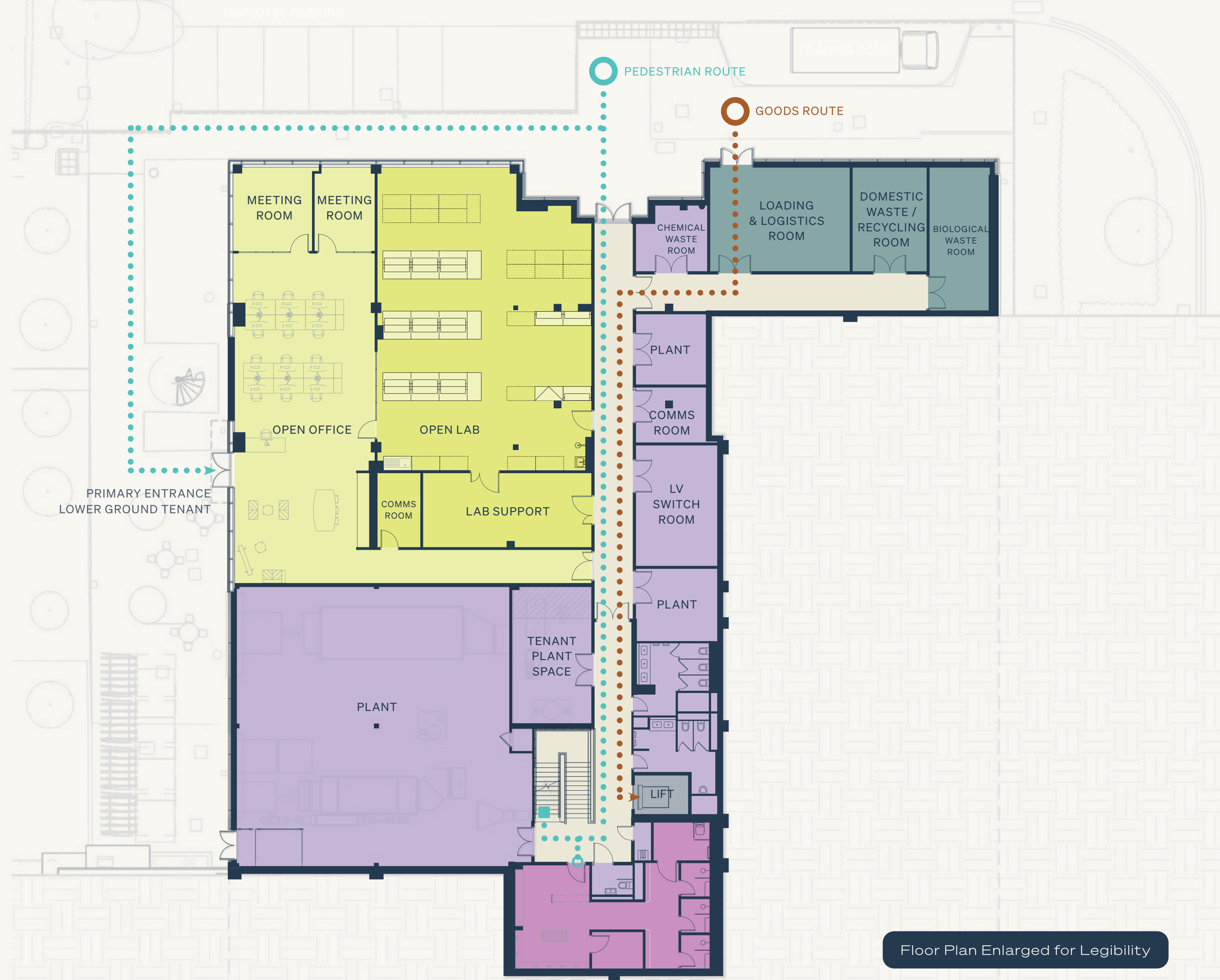
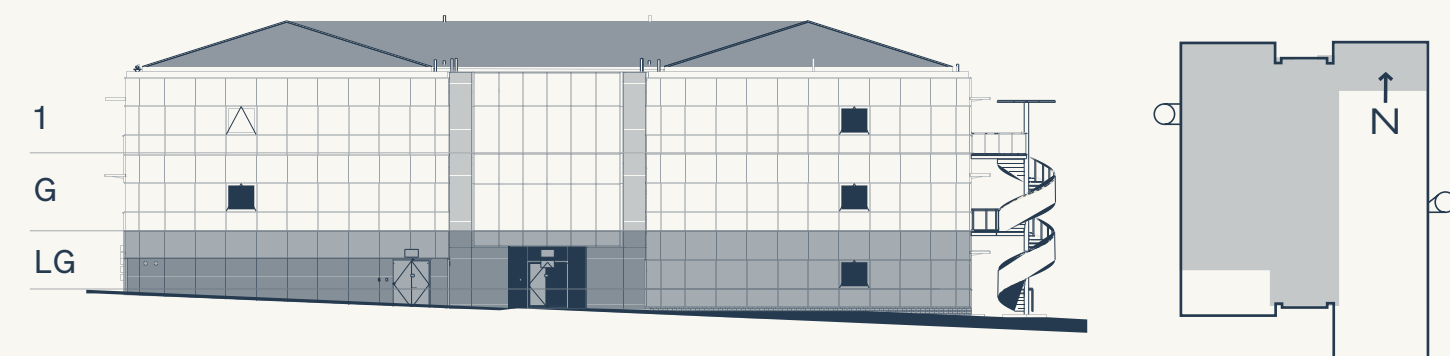
# Fitted Plus Lab & Back of House

Legend:

- Tenant Suite | 4,500 sq ft
- End of Trip
- Back of House
- Circulation
- Core / Plant
- Lift

Delivery Route:

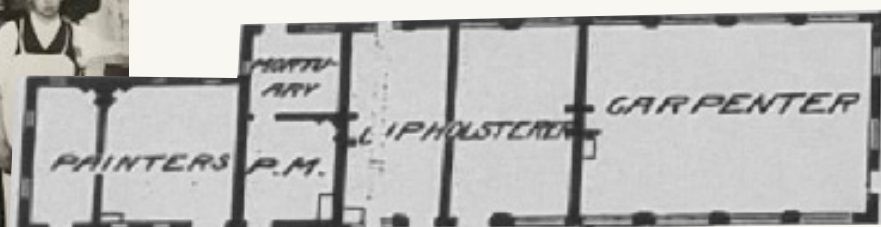
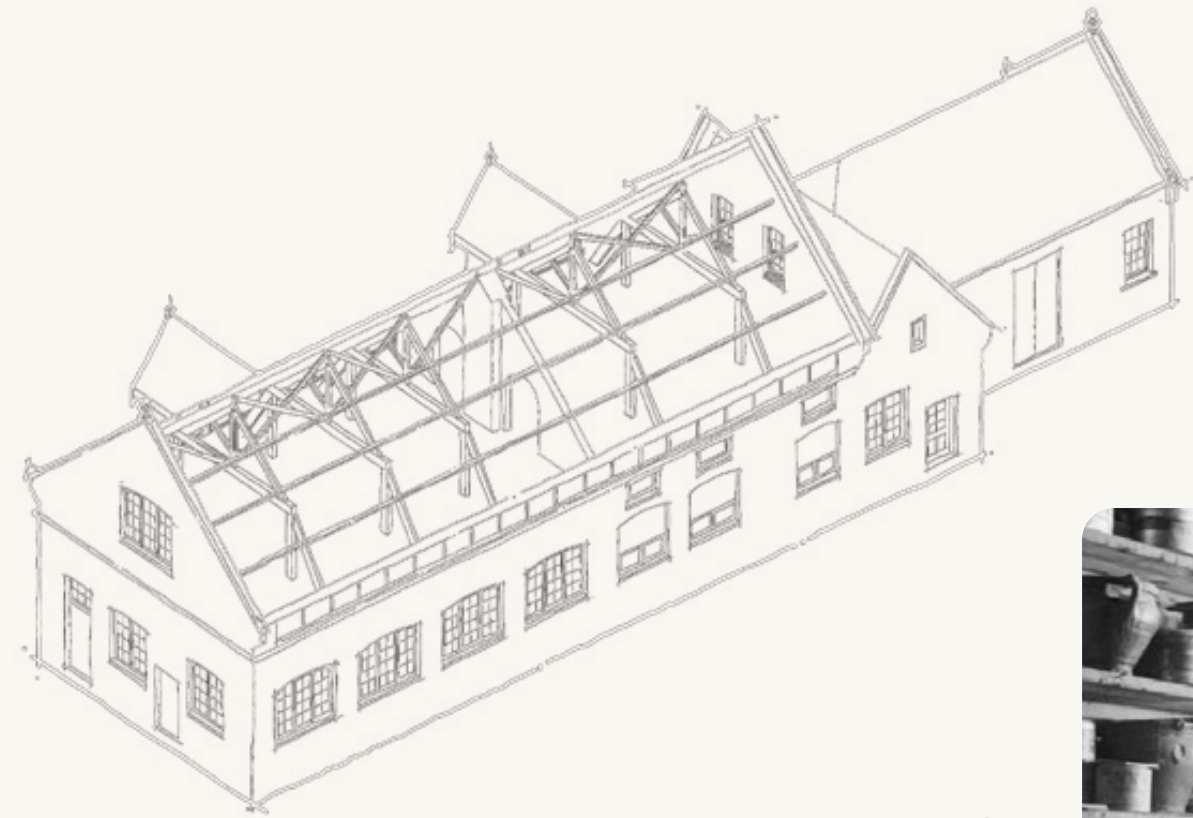
- Pedestrian Route
- Goods Route



Floor Plan Enlarged for Legibility

# The Workshop

The Workshop at CamLIFE is a modern amenity centre inspired by its maker-space past. Featuring a gym, lounge, flexible kitchen, and meeting rooms, it blends history and innovation to create a space for work, connection, and well-being.



# Introducing Elevate™

Elevate is Longfellow's proprietary customer events and hospitality programme. Elevate by Longfellow is the final word in thoughtful, curated experiences, enhancing modern, functional workspaces with exclusive lifestyle perks.



## BALANCE

- Fitness centre
- Wellness events & lunch and learns
- Biking & walking trails



## ACCESS

- Monthly newsletter
- On-site nursery
- Mobile library



## CONNECTIONS

- Networking & happy hours
- Signature events
- Connection into Longfellow's broad network



## GENEROSITY

- Donation collections



## BRAINPOWER

- Interactive workshops
- Fully equipped meeting & breakout spaces
- Industry-focused talks



## TASTE

- Seasonal food trucks
- On-site food & beverage



## PLAY

- Competitions & prizes

WATCH THE FILM →

LEARN MORE ABOUT ELEVATE →



Third Thursday Food Trucks



Monthly Free Yoga Classes with CamYOGA



The Workshop Amenity Space



Events & Workshops

[camlife.co.uk](http://camlife.co.uk)

As developer and operator,  
we're excited to deliver on  
our campus vision, and  
be here to support you in  
achieving your goals.

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