
A Brighter Place to Be
camLIFE

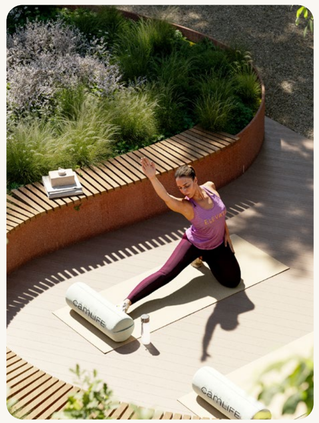
The complete campus for Cambridge

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

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





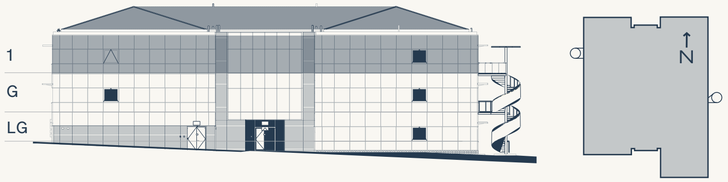
Fitted Plus Labs

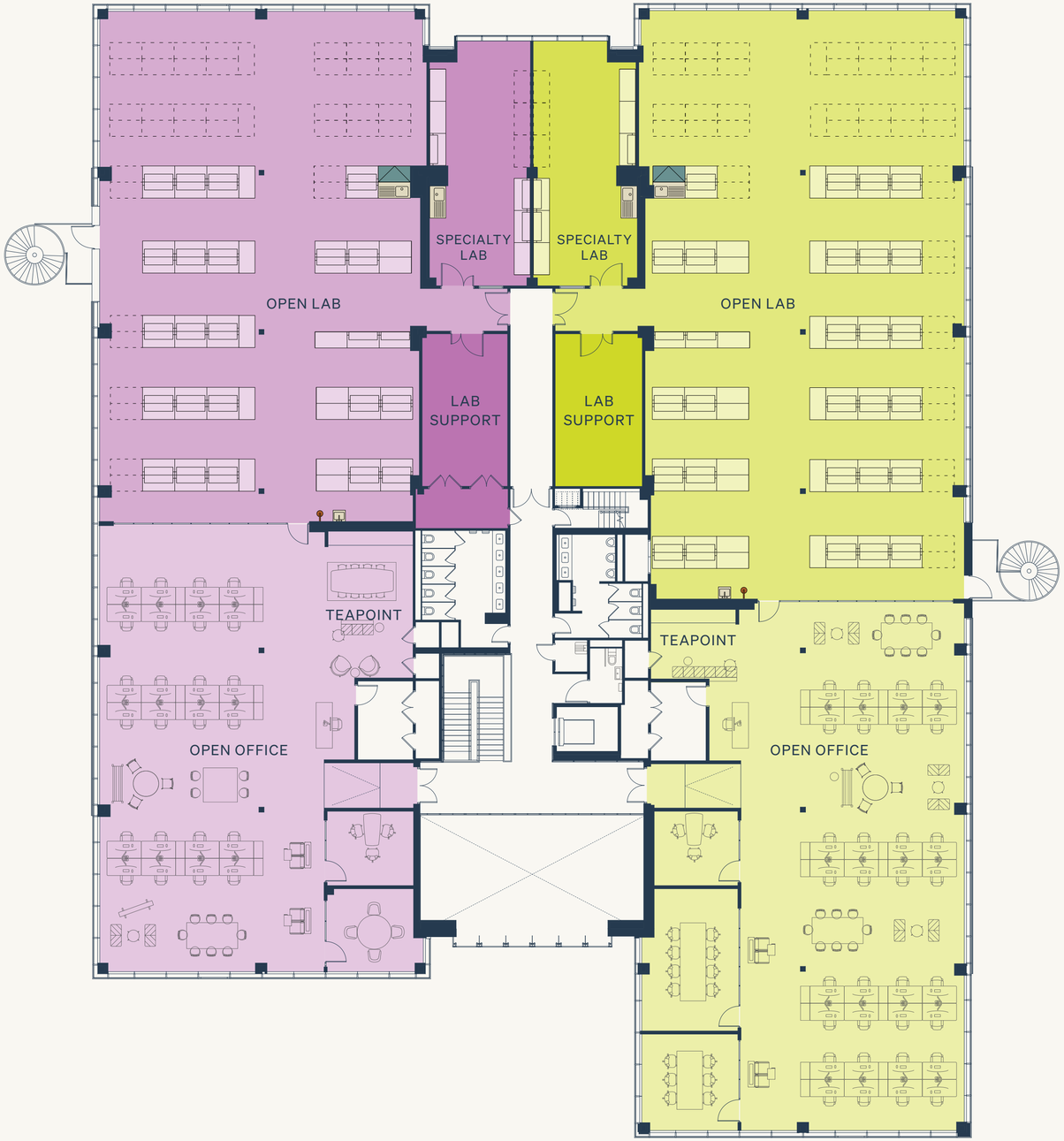
Full Floor:
19,000 sq ft (NIA)

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





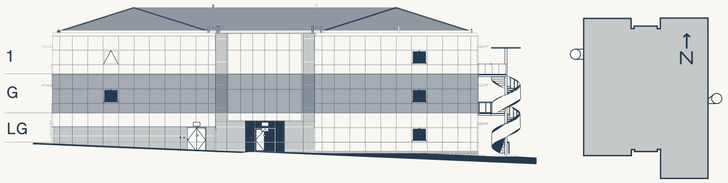
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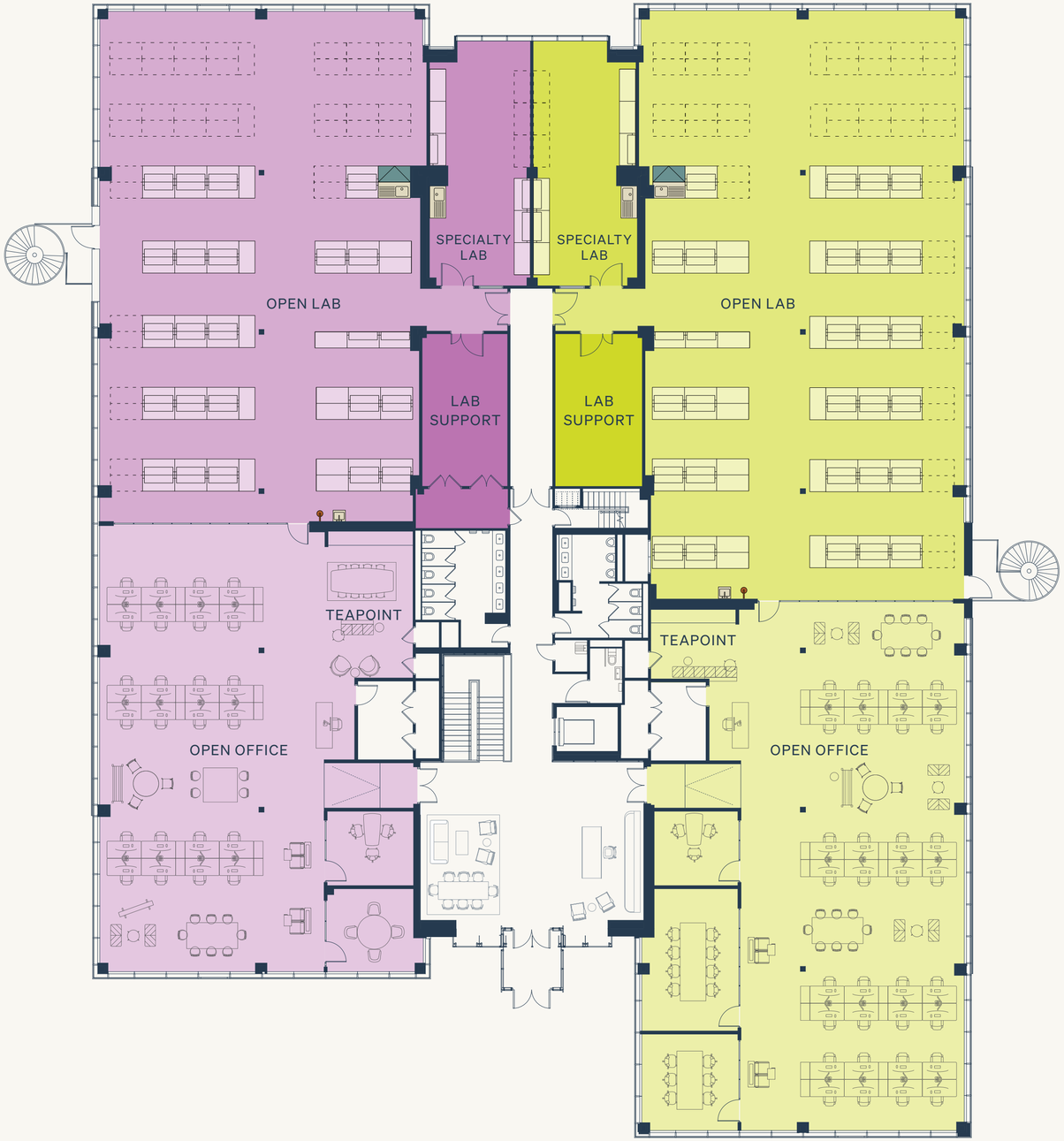
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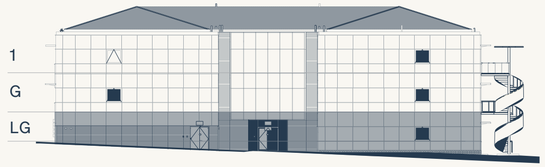
Fitted Plus Lab & Back of House

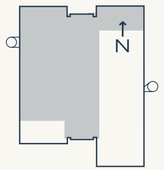
Legend:

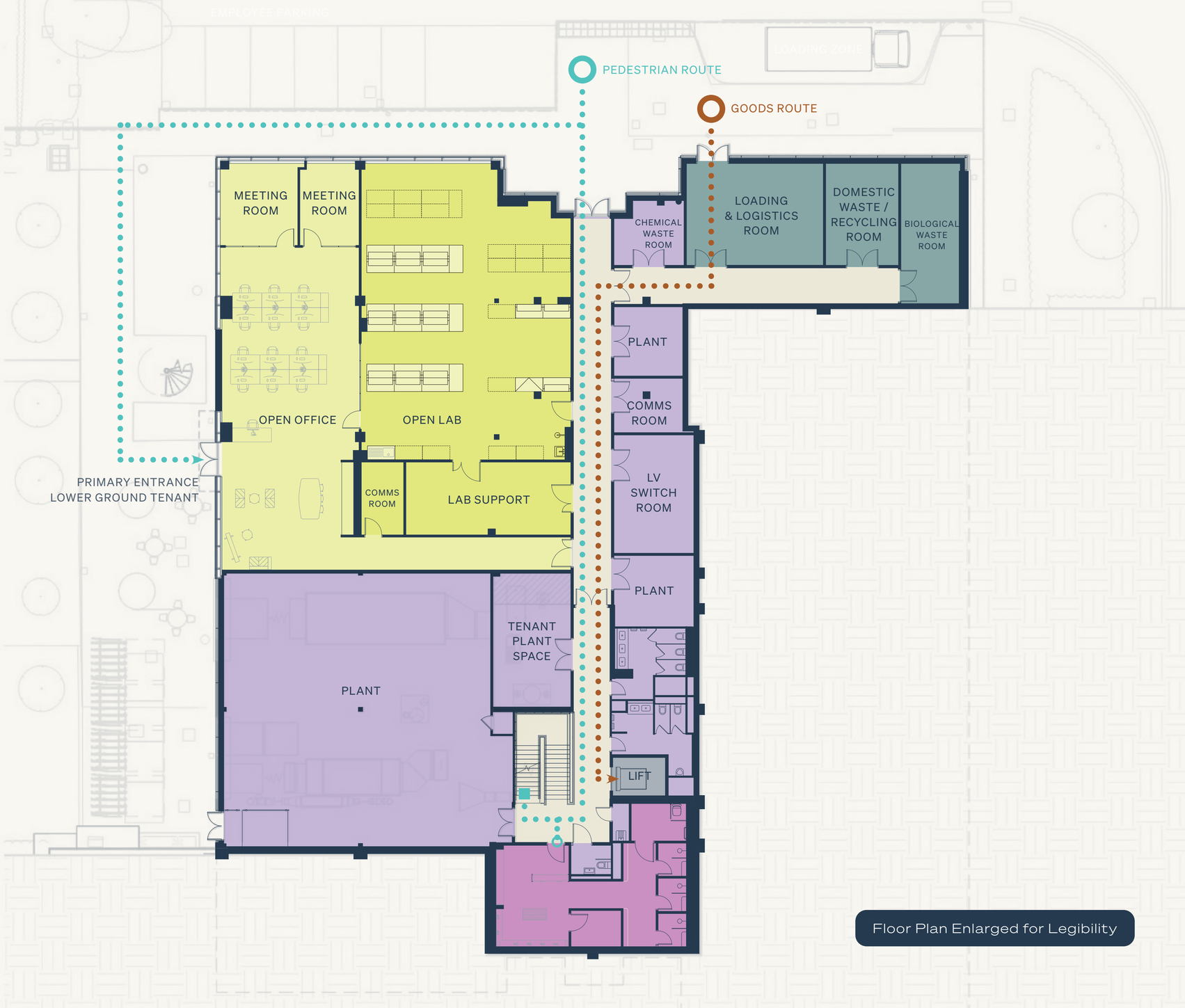
- Tenant Suite | 4,500 sq ft
- End of Trip
- Back of House
- Circulation
- Core / Plant
- Lift

Delivery Route:

- Pedestrian Route
- Goods Route



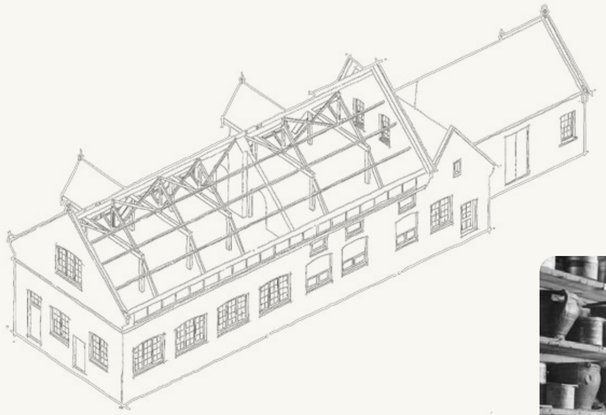




Floor Plan Enlarged for Legibility

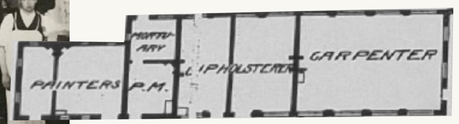
The Workshop

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

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

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

ACCESS
Monthly newsletter
On-site nursery
Mobile library

GENEROSITY
Donation collections

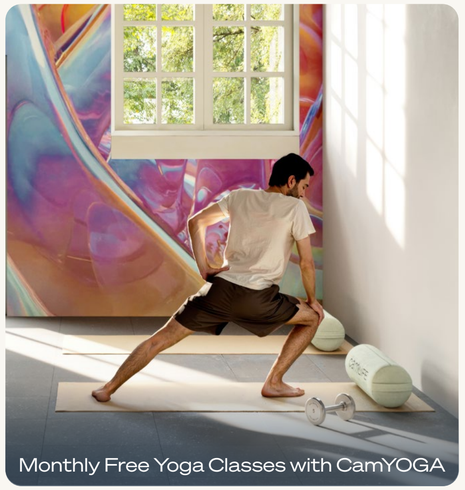
TASTE
Seasonal food trucks
On-site food & beverage

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 | A brighter place to be

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.

lfrep.com

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