



# A Brighter Place to Be

2,000-29,000 sq ft Offices at CamLIFE

CamLIFE

# 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

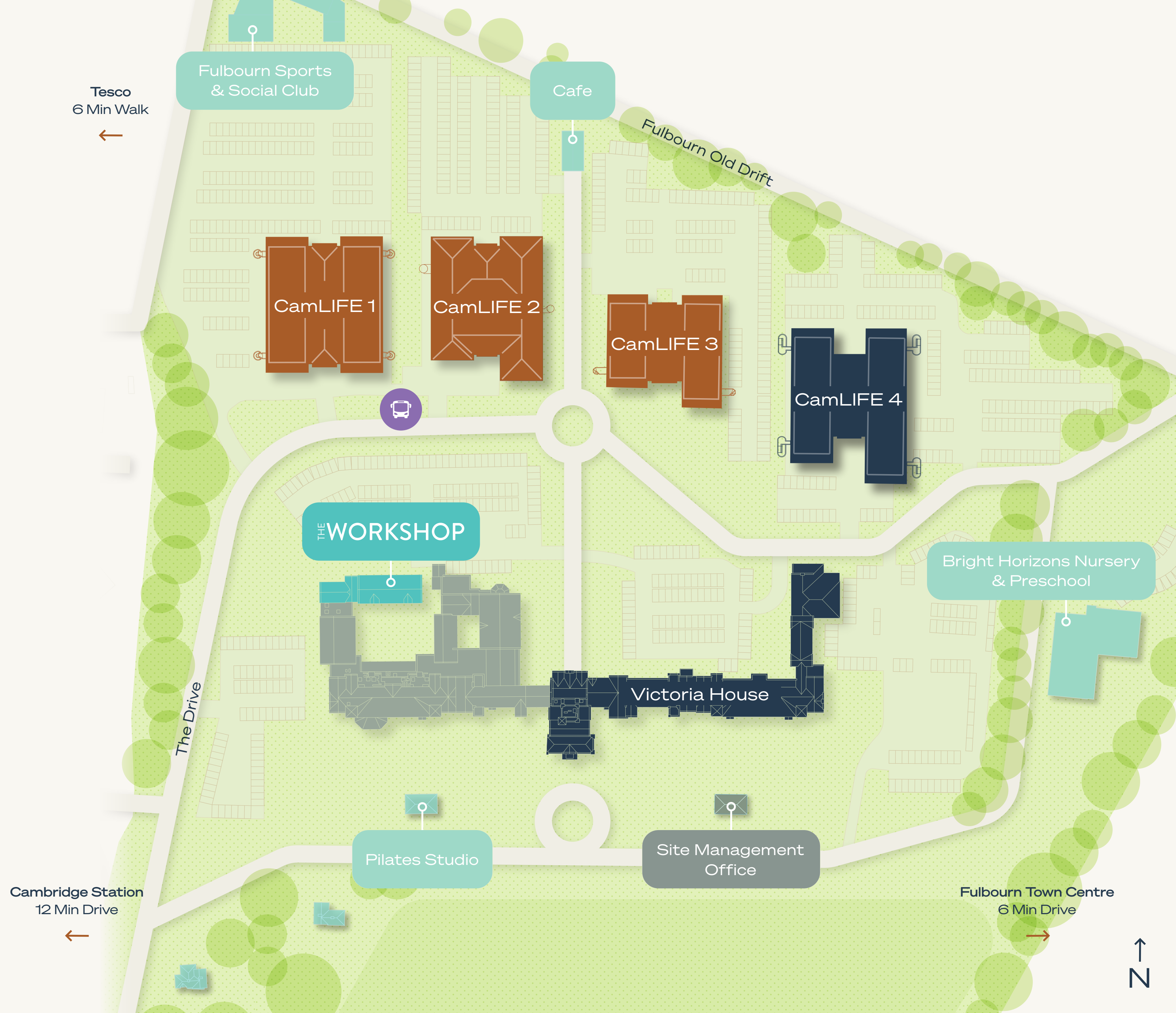


# Join the 42-acre technology & life science campus

CamLIFE 4:  
3,900-19,000 sq ft suites available

Victoria House  
2,000-29,000 sq ft suites available

- Office
- Amenity
- Lab





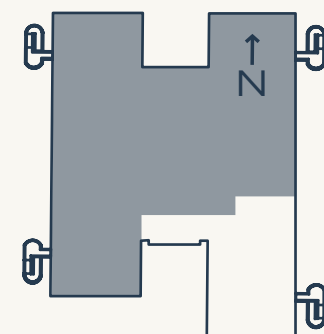
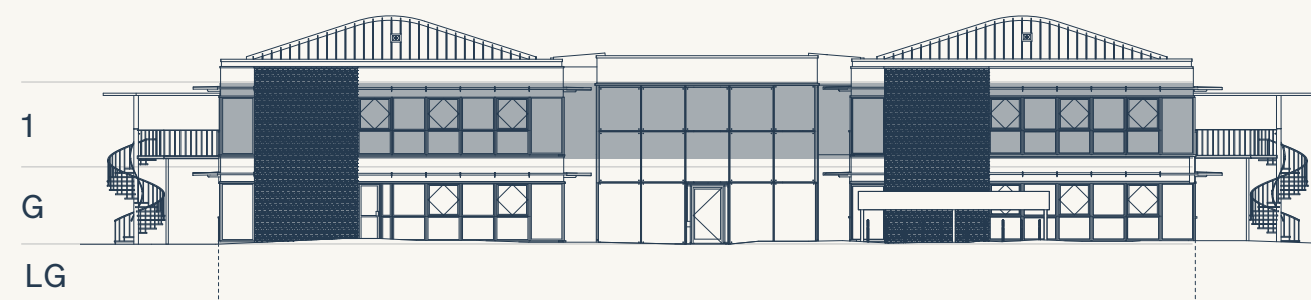
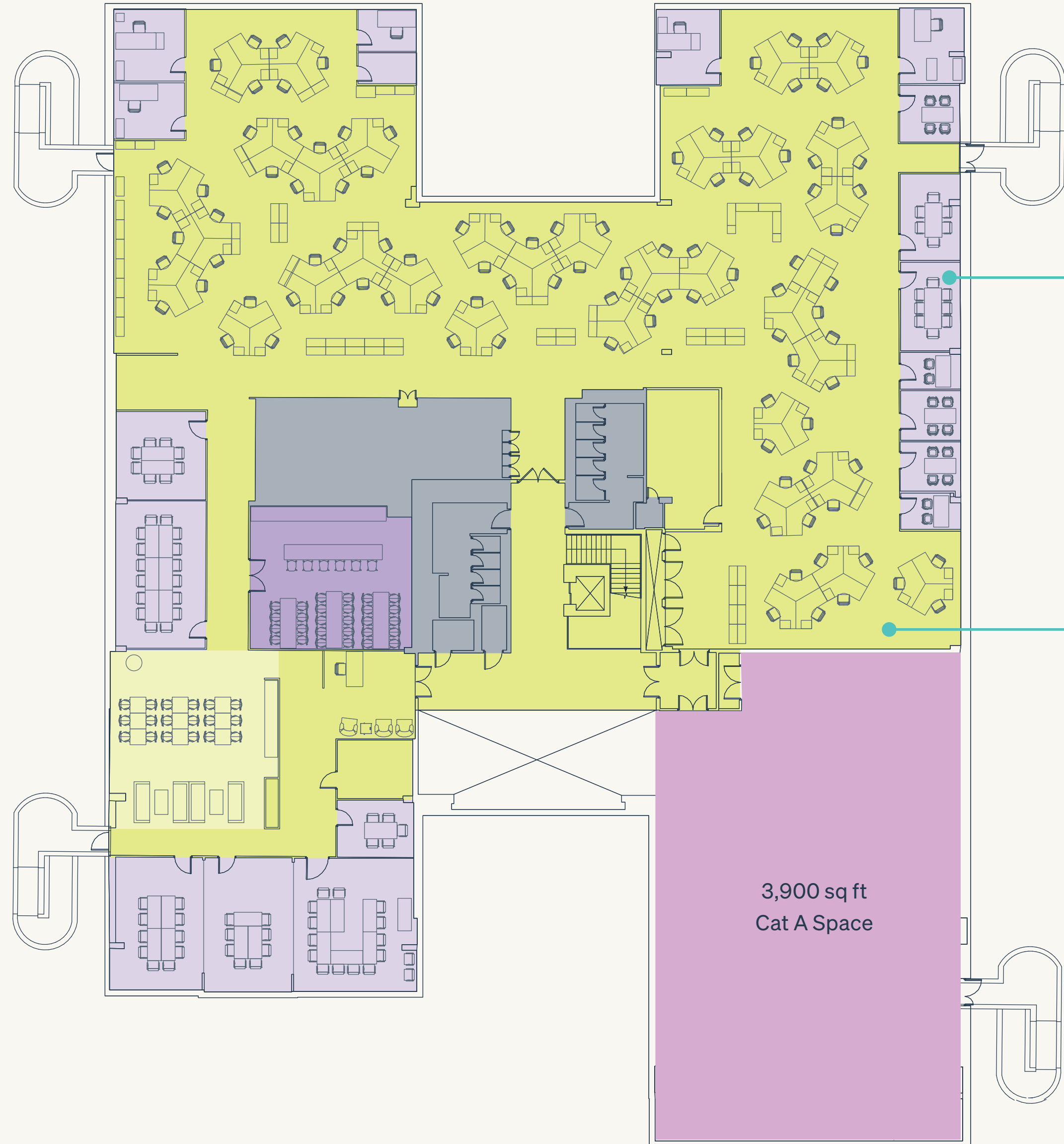
# CamLIFE 4

The CamLIFE 4 building features a manned reception inclusive of waiting and seating areas, with an open atrium to the first floor. The available office space is fitted with a kitchenette, floor to ceiling glazing, and meeting rooms.

# CamLIFE 4 Office Suite

Level 1:  
3,900-19,000 sq ft

- Open Office**
  - Open Plan Desks
- Open Collaboration**
  - Break Out Space
- Closed Collaboration**
  - Phone Room
  - Focus Room
  - Meeting Rooms (S, M, L)
- Amenity**
  - Fitted Kitchen
- Support Spaces**
  - Shared Female, Male, and Disabled W/Cs
  - Shower Facilities





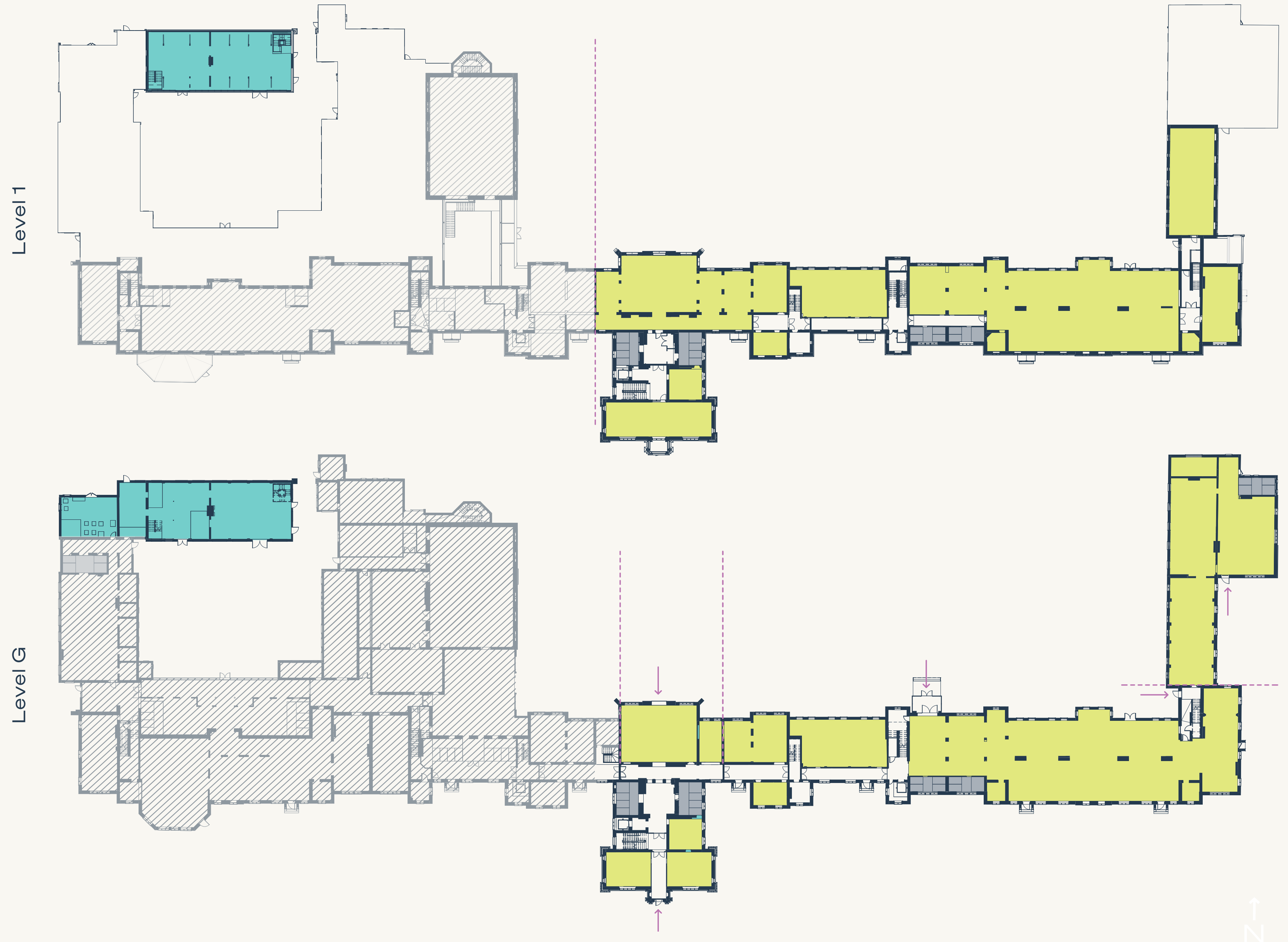
# Victoria House

Complete with its distinctive turret and decorated chapel, Victoria House was first developed as a hospital in the 1850s by George Fowler Jones. While previously developed into a business park complete with gardens and orchards on the south lawn still standing today, Victoria House is adapting to become part of a 21st century life science, technology and innovation campus.

# Office Space

Ability to Demise Suites from:  
2,000 - 29,000 sq ft

Delivery Timing:  
Q1 2026



● Available Space

● Amenity

● WC/Changing

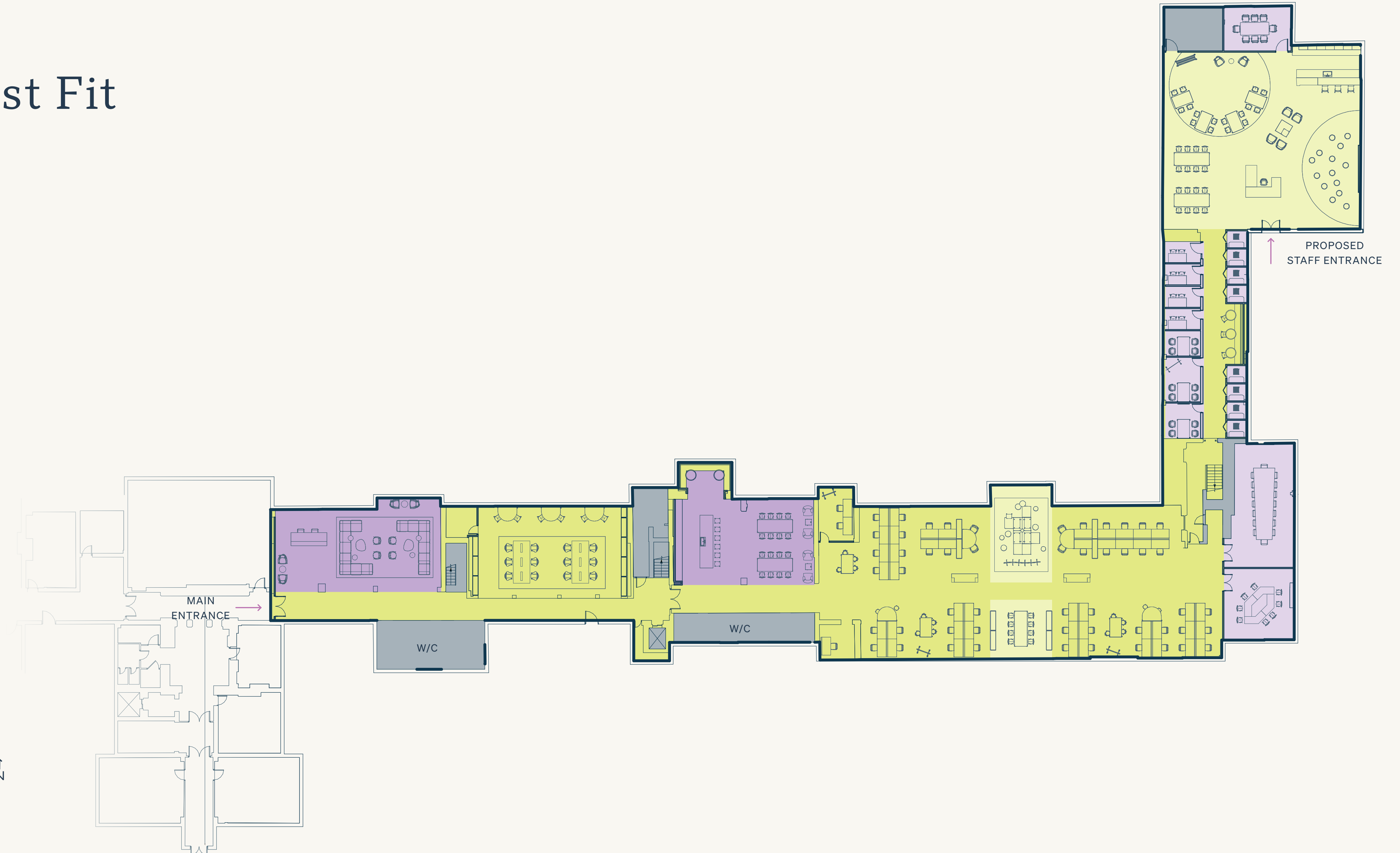
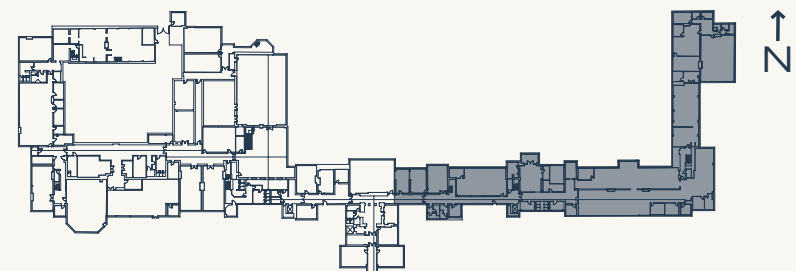
● Occupied

--- Potential Demising

# Example Test Fit

2,000 - 13,000 sq ft

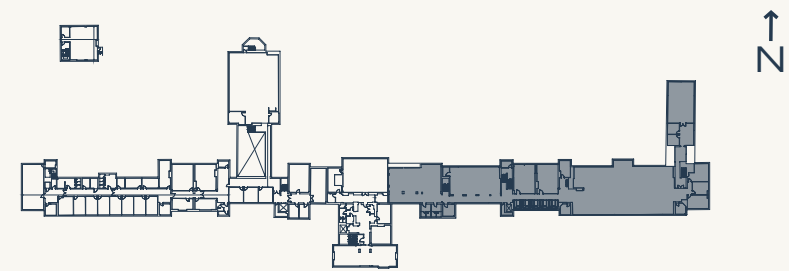
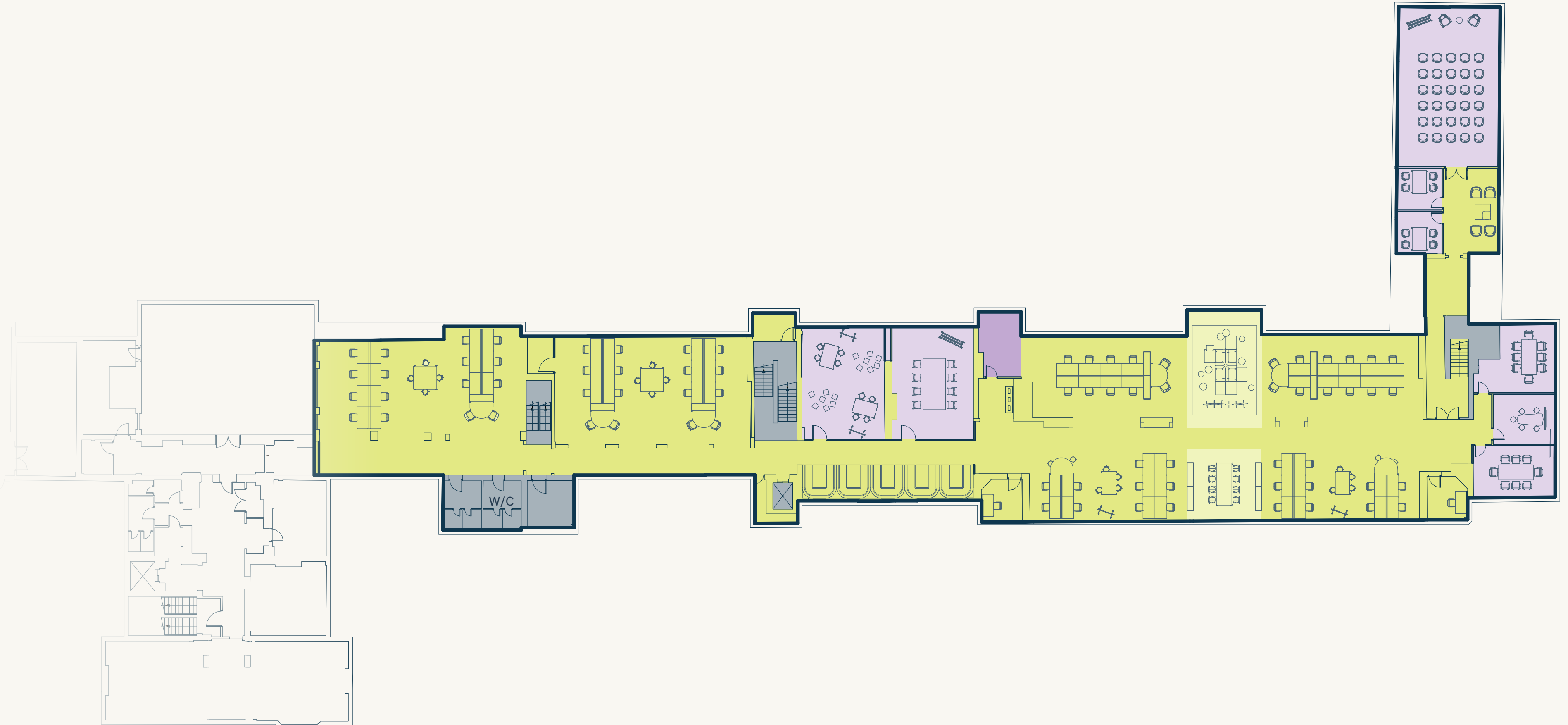
- Open Office
  - Open Plan Desks
- Open Collaboration
  - Huddle Spaces
  - Project Collab
  - Showcase
  - Hot Desks
- Closed Collaboration
  - Phone Room
  - Focus Room
  - Meeting (S, M, L)
  - Flex Project
  - Training Room
- Amenity
  - Kitchenette
  - Lounge Setting
- Support Spaces



# Example Test Fit

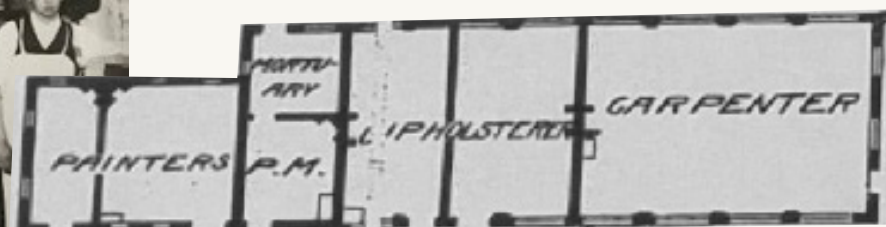
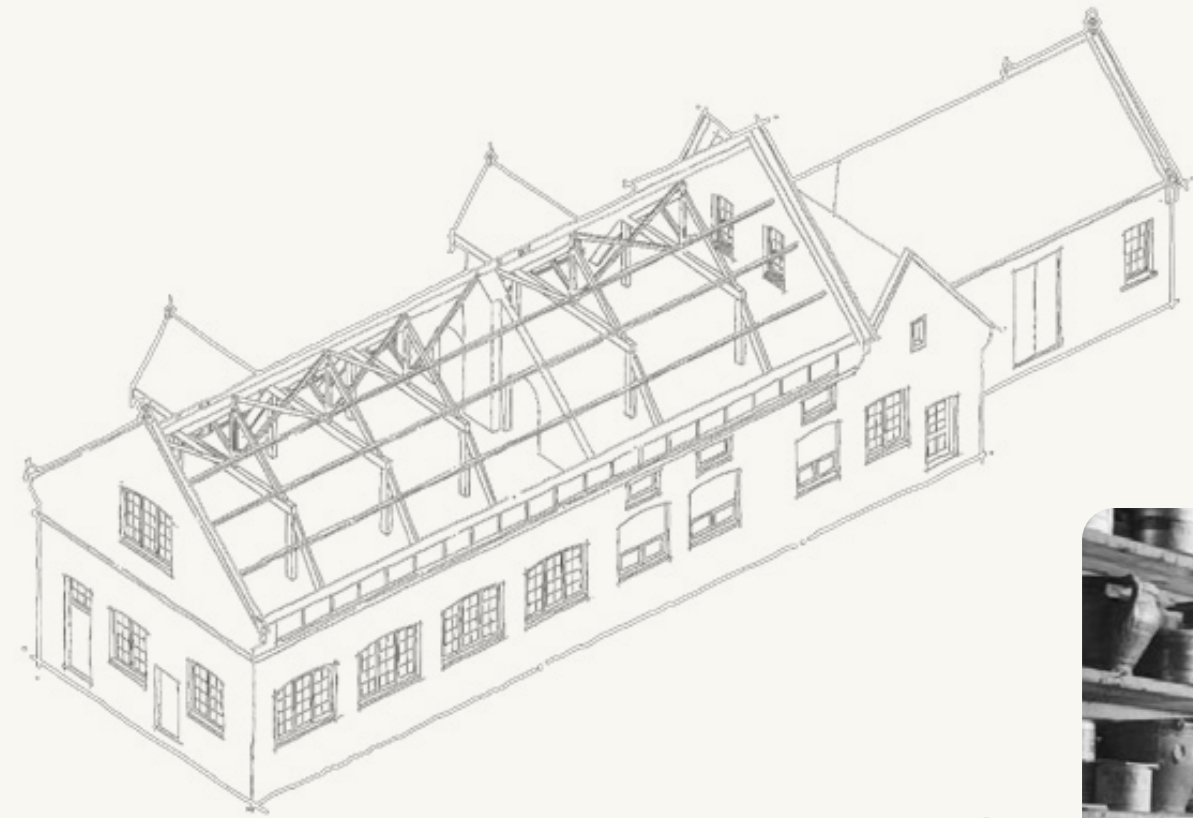
9,300 sq ft

- Open Office
  - Open Plan Desks
- Open Collaboration
  - Huddle Spaces
  - Project Collab
  - Showcase
  - Hot Desks
- Closed Collaboration
  - Phone Room
  - Focus Room
  - Meeting (S, M, L)
  - Flex Project
  - Training Room
- Amenity
  - Wellness Room
- Support Spaces



# 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

### Terms

Available by way of a direct lease with the landlord.

Quoting rent available on application.

### Rates

Rates may be payable on the property, due to individual suites not being rated. This will need to be reassessed.

### Legal costs

All parties to bear their own legal costs.

### Value added tax

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

### EPC

Available upon request.

### Postcode

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