



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

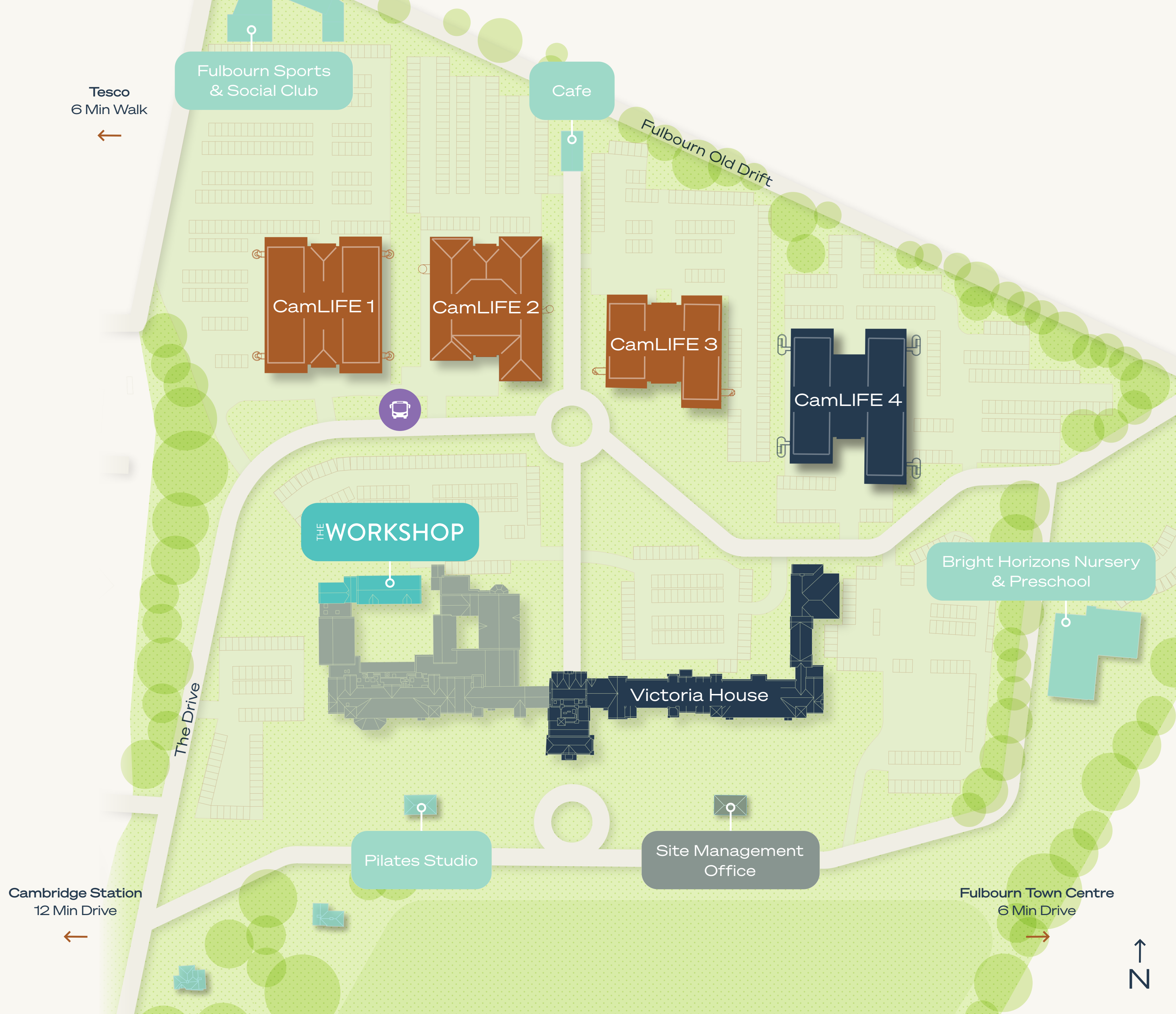


Join the 42-acre technology & life science campus

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

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

- Office
- Amenity
- Lab





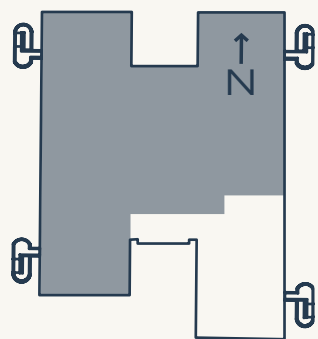
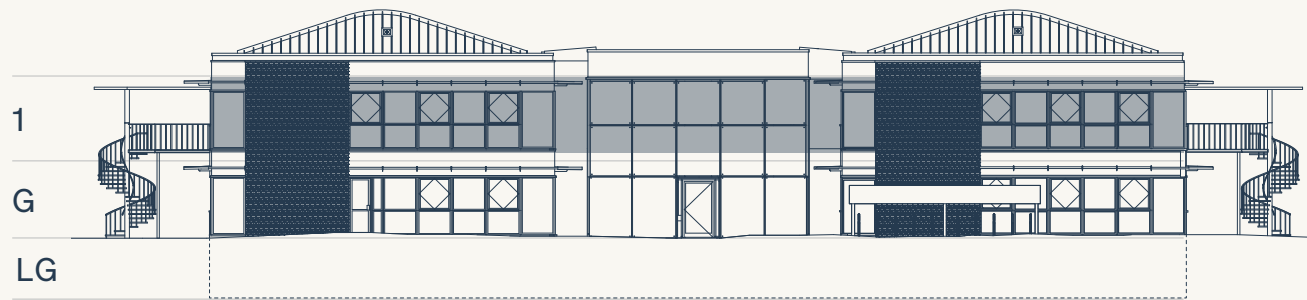
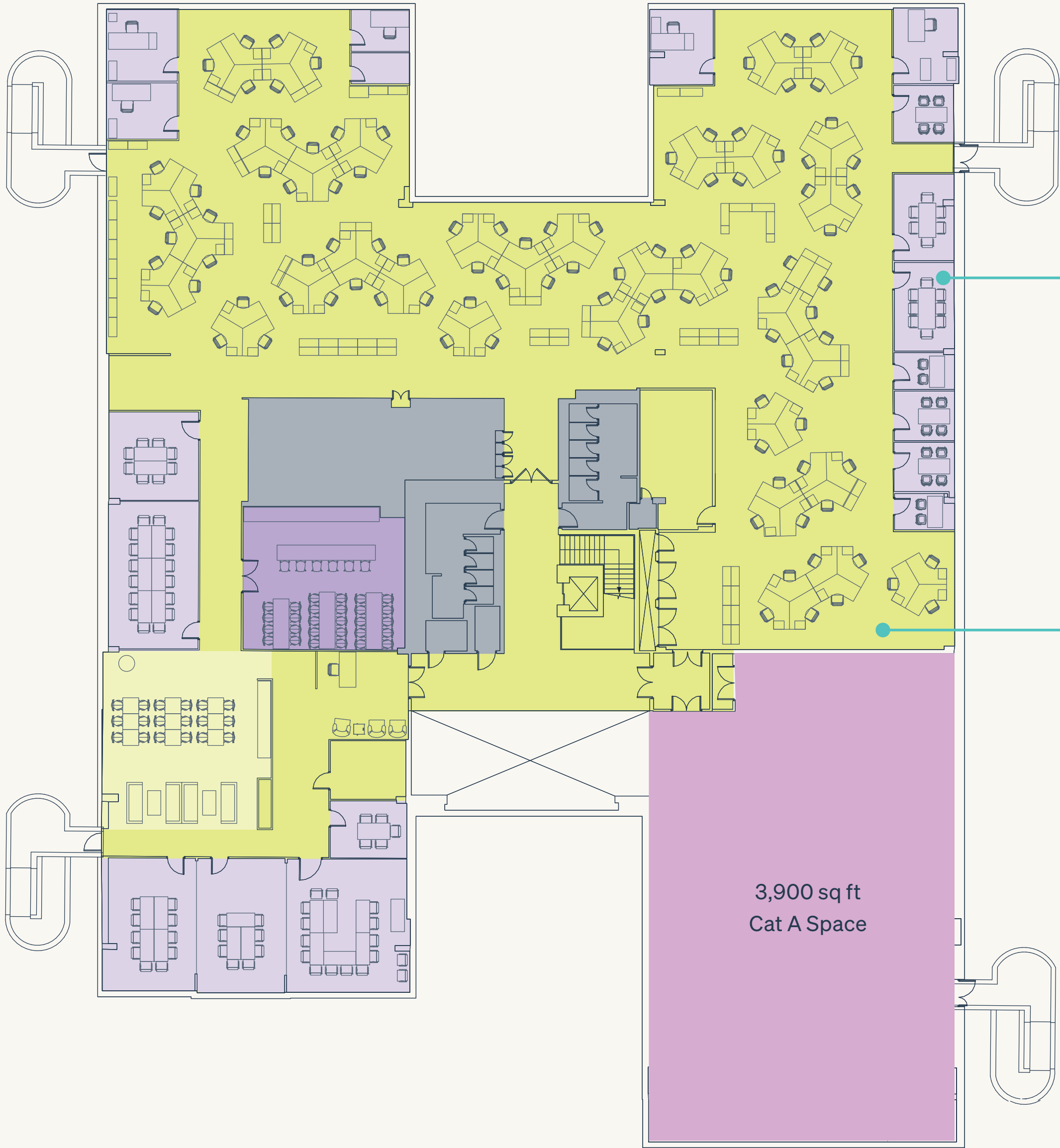
CamLIFE 4

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

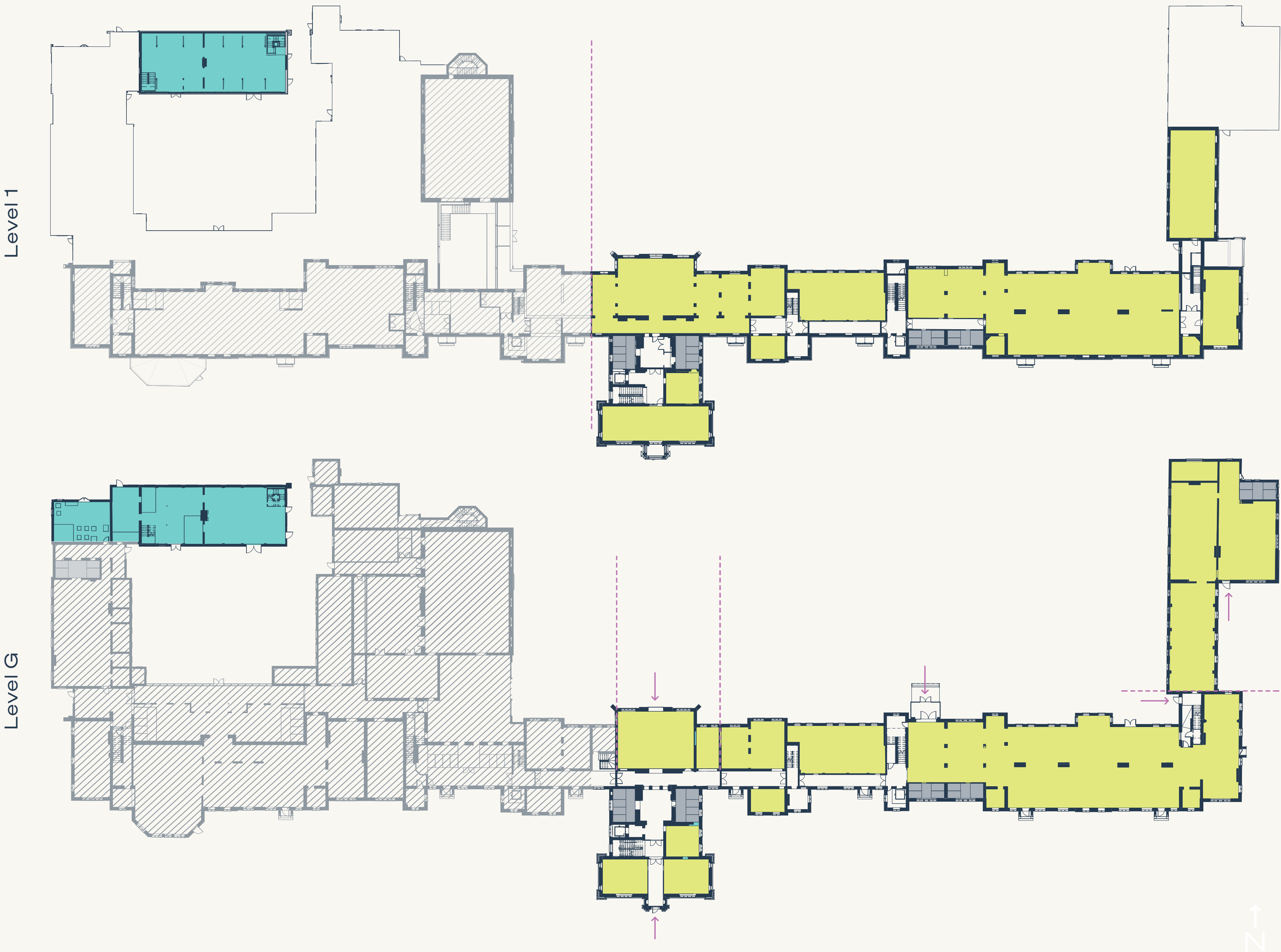
Complete with its distinctive turret and decorated chapel, Victoria House was first developed as a hospital in the 1850s by George Fowler Jones. While previously developed into a business park complete with gardens and orchards on the south lawn still standing today, Victoria House is adapting to become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

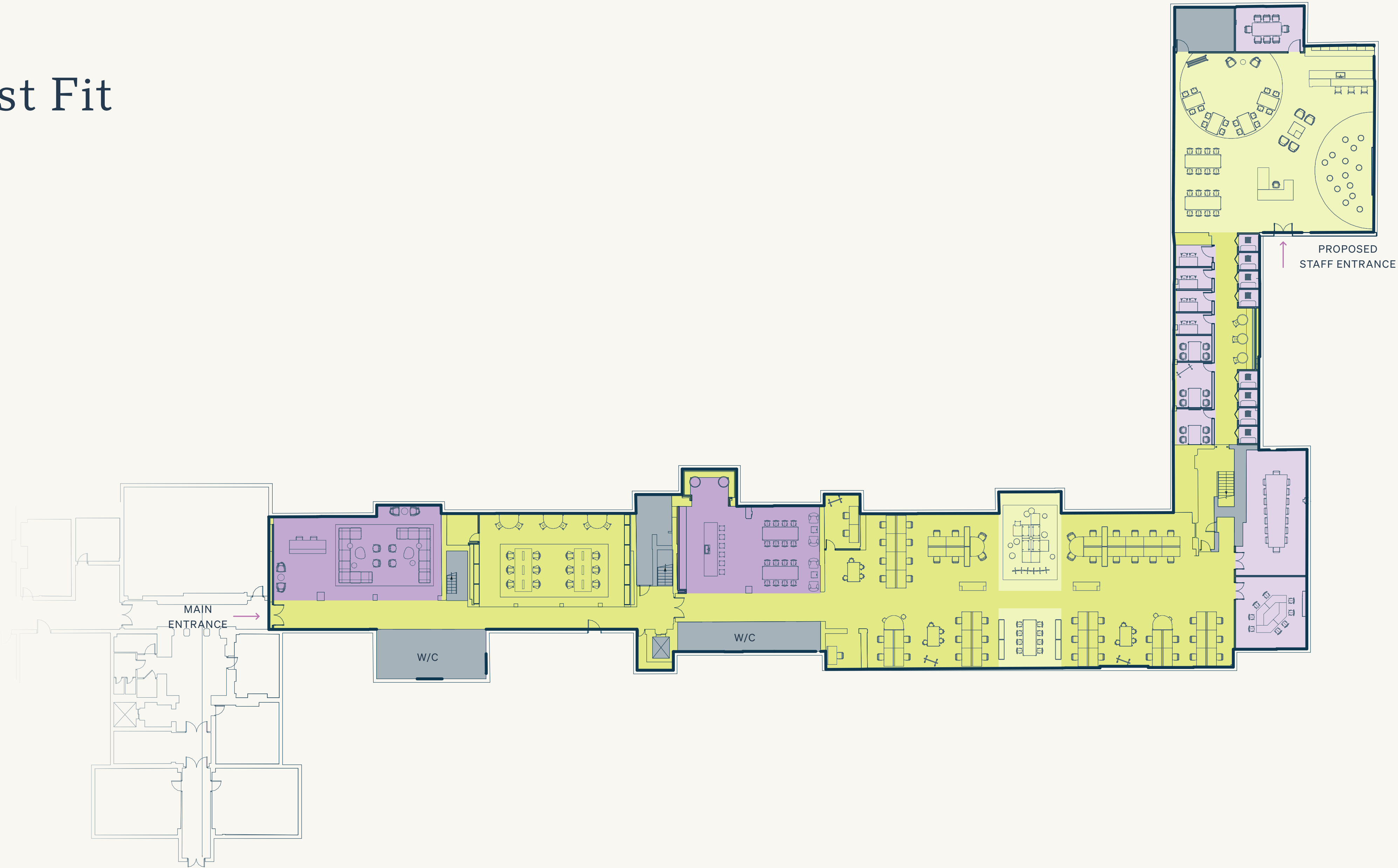
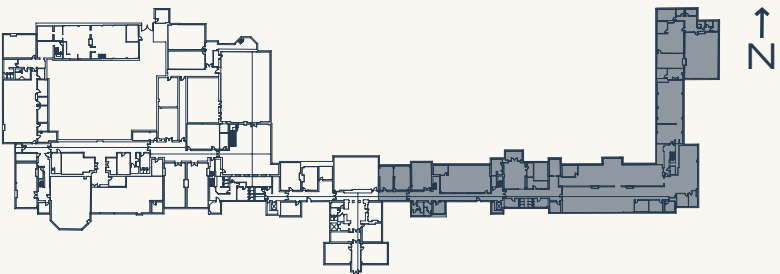
- Available Space
- Amenity
- WC/Changing
- Occupied
- Potential Demising



Example Test Fit

2,000 - 13,000 sq ft

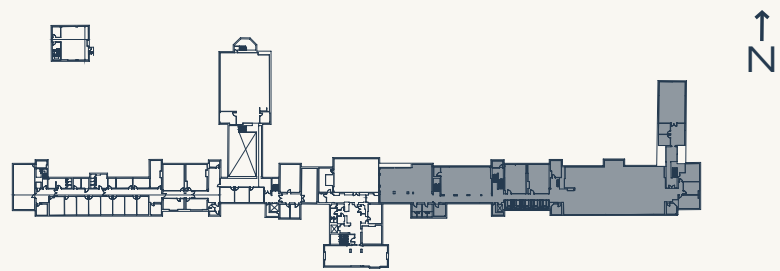
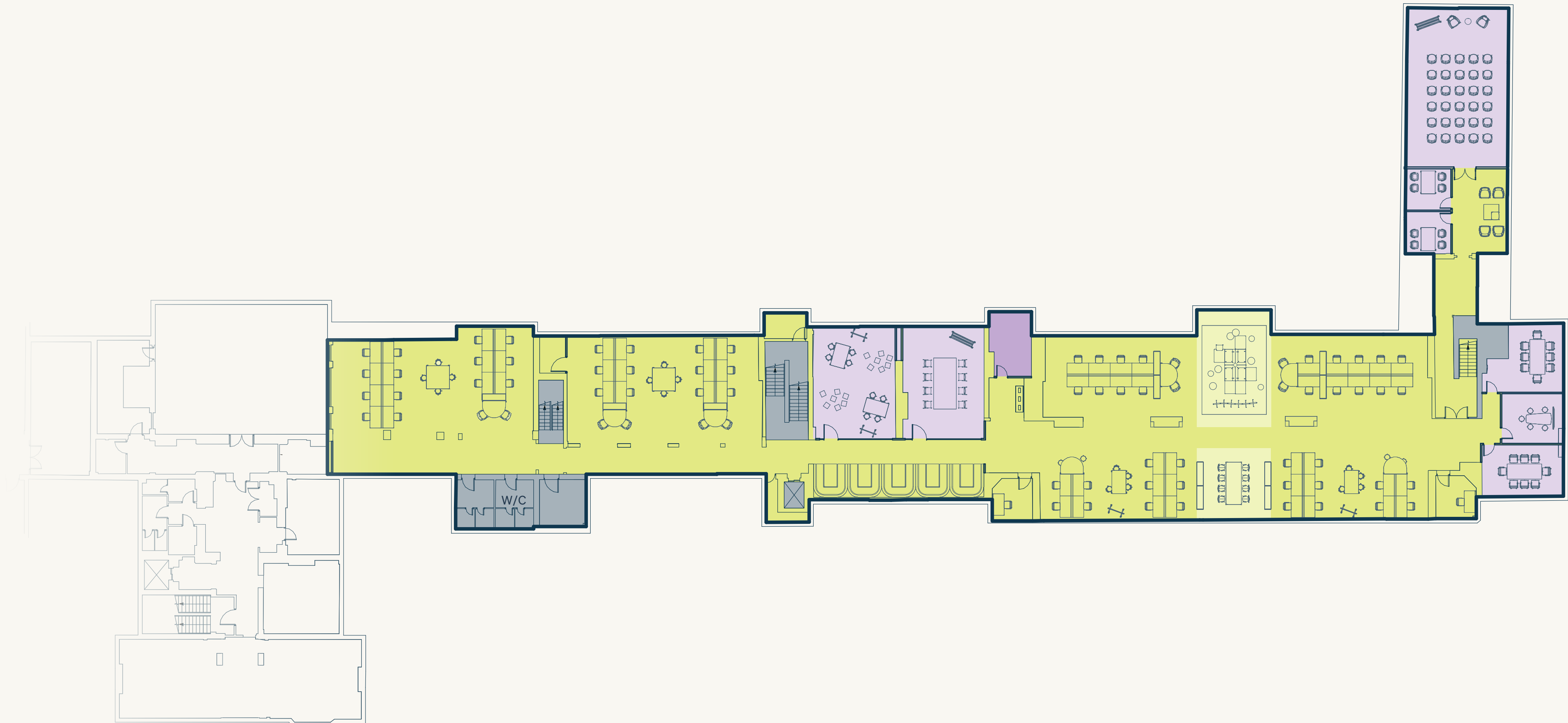
- Open Office
 - Open Plan Desks
- Open Collaboration
 - Huddle Spaces
 - Project Collab
 - Showcase
 - Hot Desks
- Closed Collaboration
 - Phone Room
 - Focus Room
 - Meeting (S, M, L)
 - Flex Project
 - Training Room
- Amenity
 - Kitchenette
 - Lounge Setting
- Support Spaces



Example Test Fit

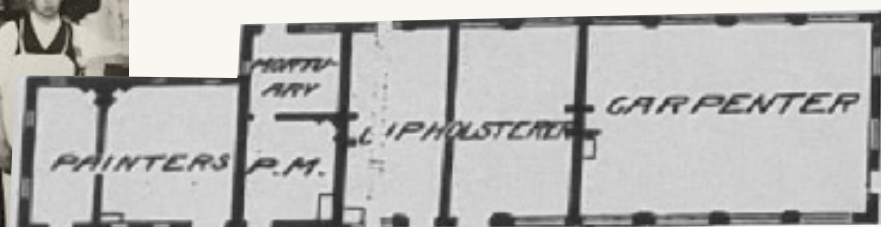
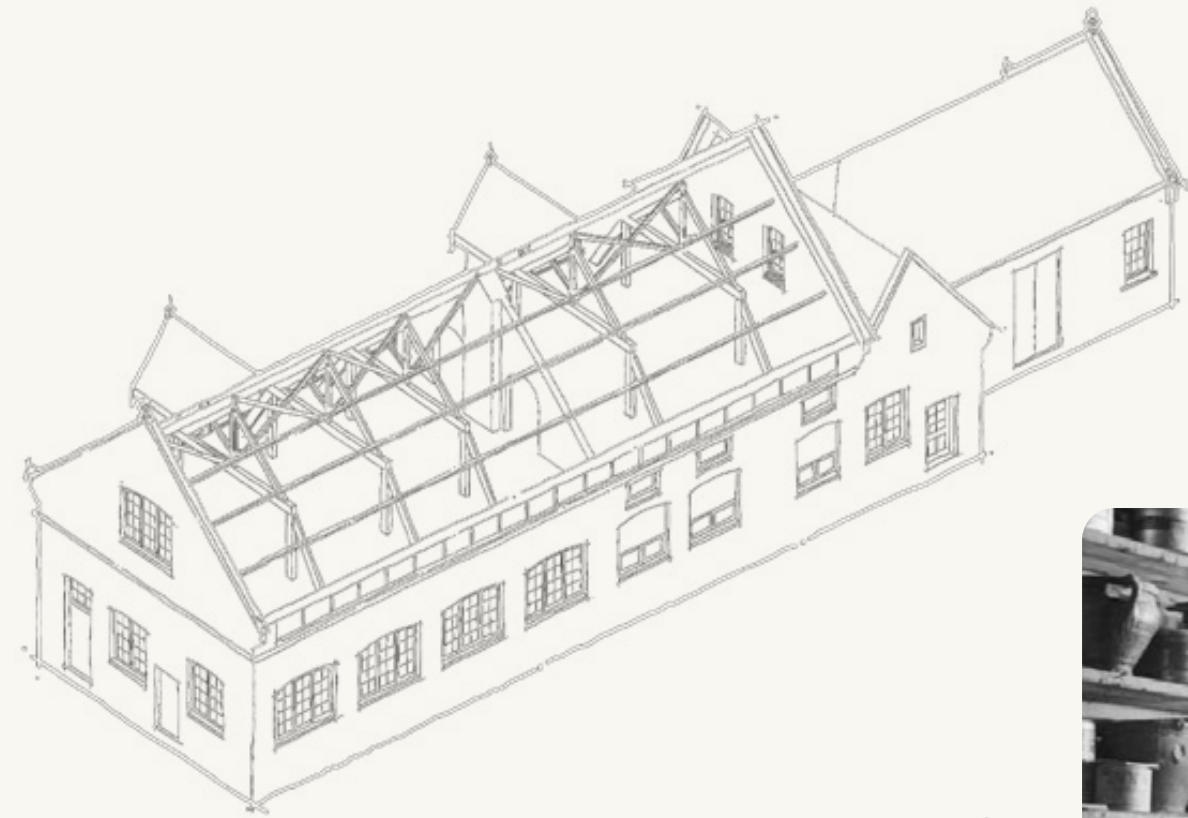
9,300 sq ft

- 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

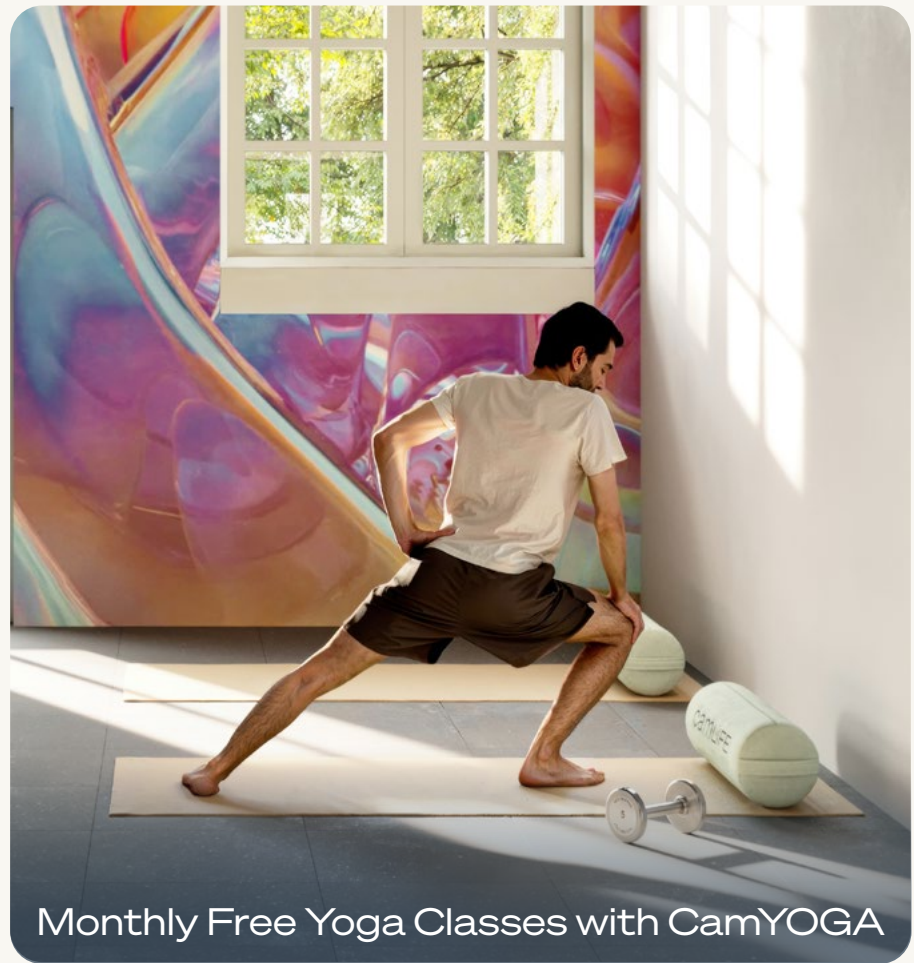
WATCH THE FILM



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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