



A Brighter Place to Be

4,291-19,000 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

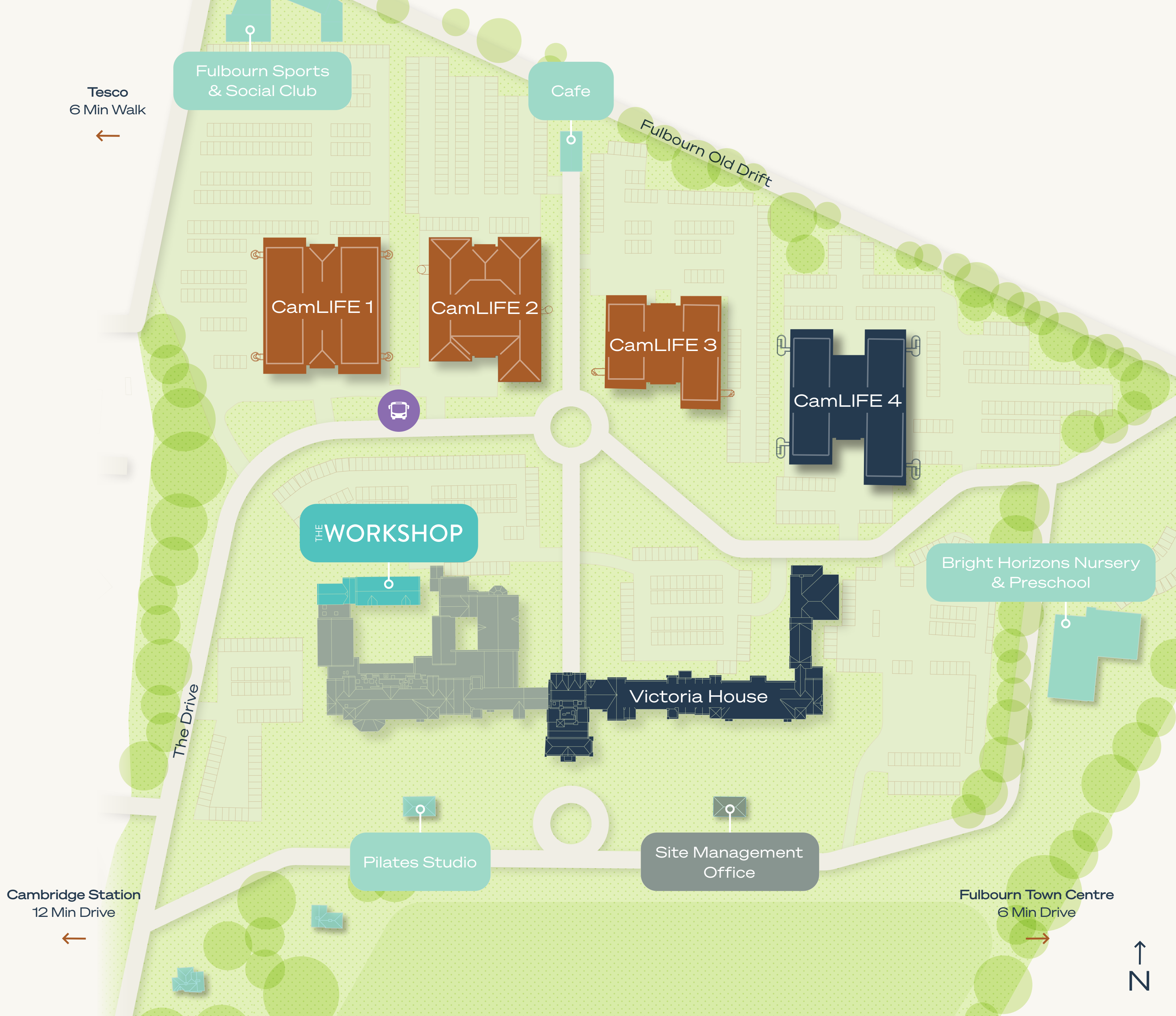


Join the 42-acre technology & life science campus

CamLIFE 4:
4,291- 19,000 sq ft suites available

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

- Office
- Amenity
- Lab





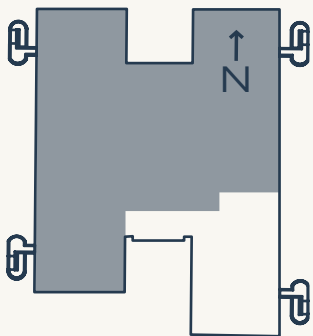
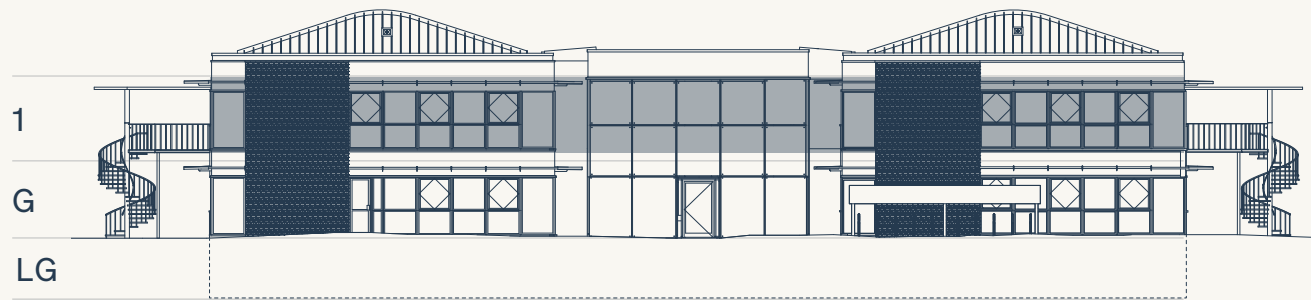
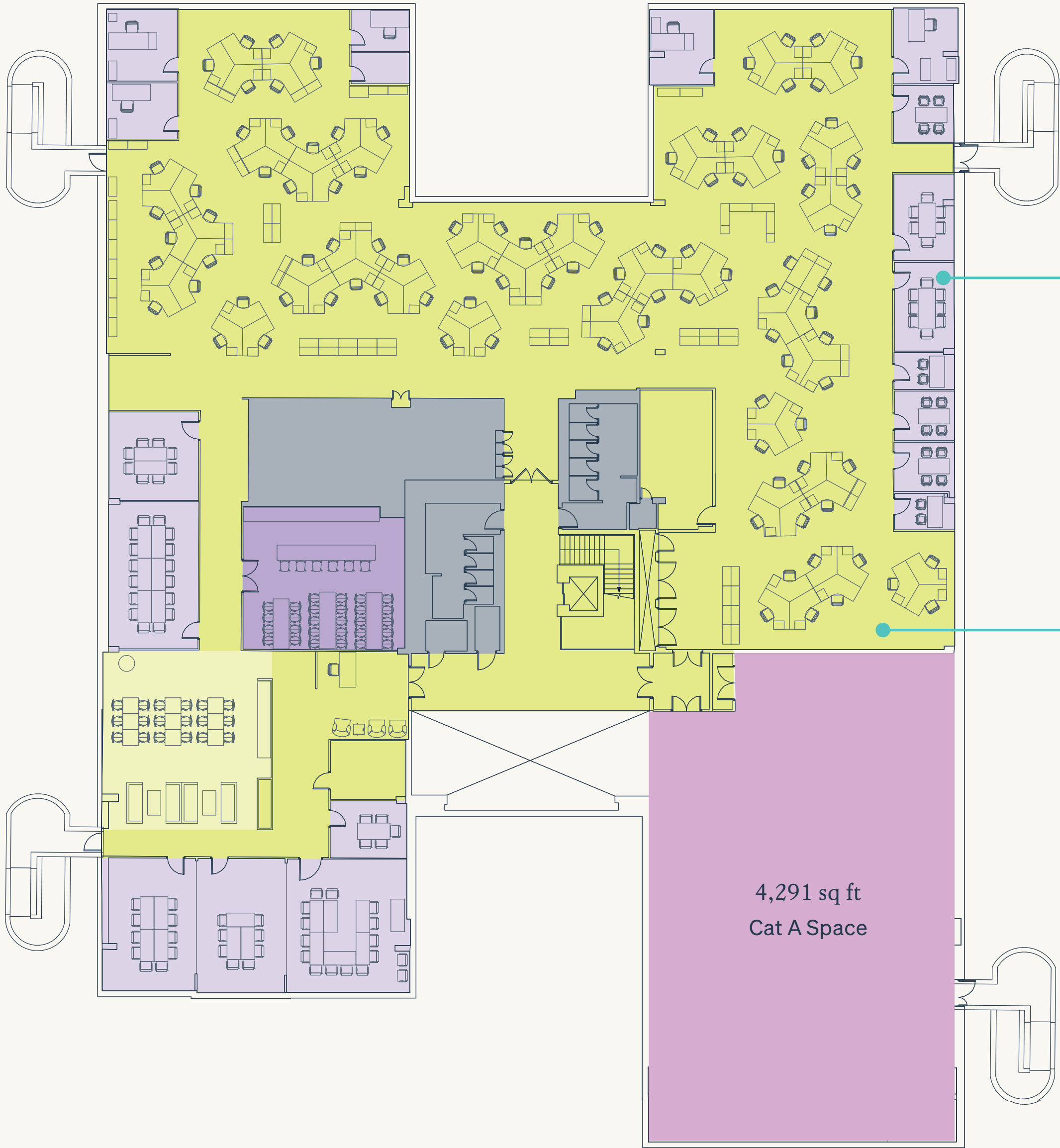
CamLIFE 4

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

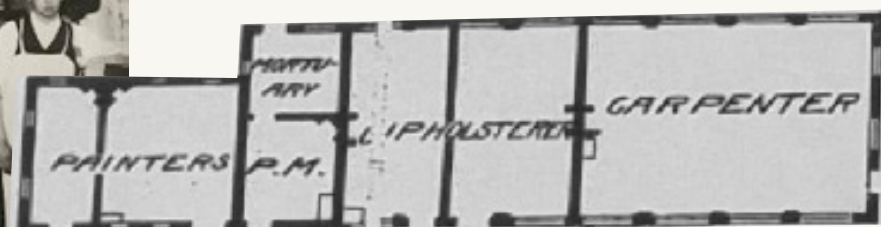
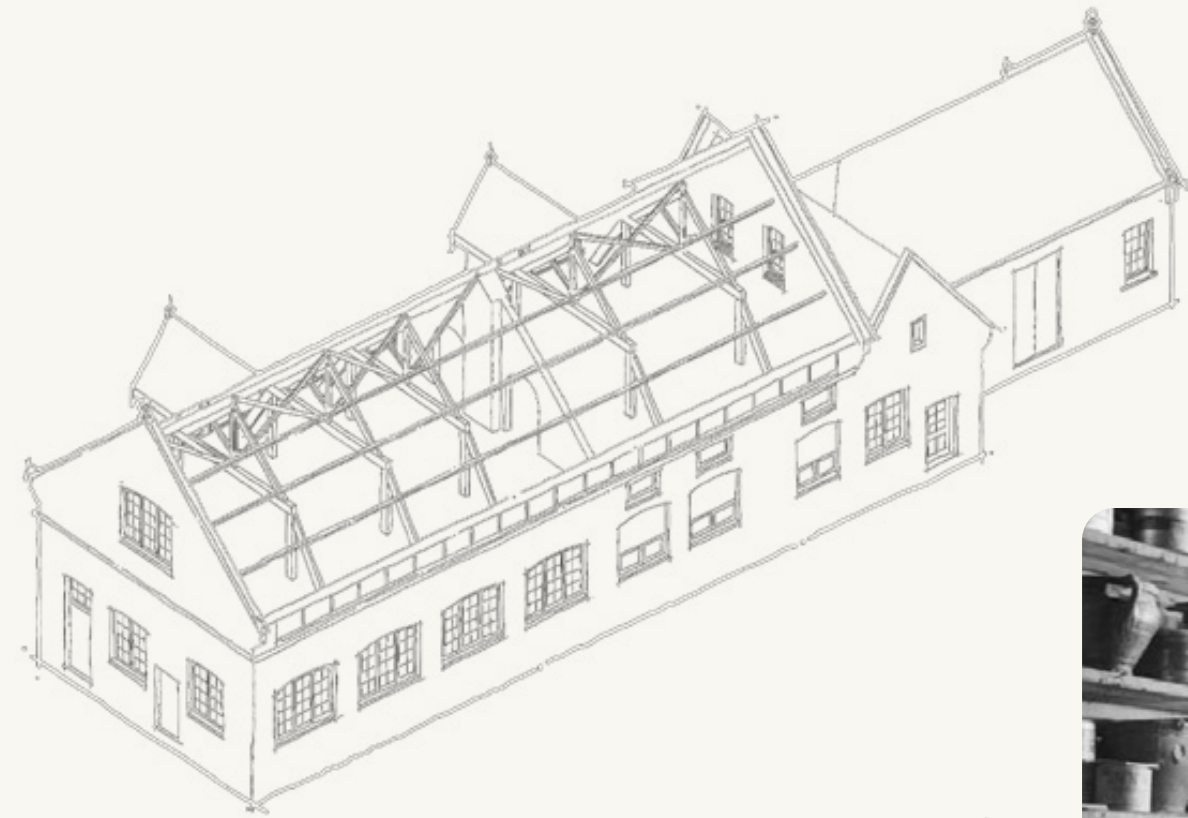
Level 1:
4,291-19,000 sq ft

- 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



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

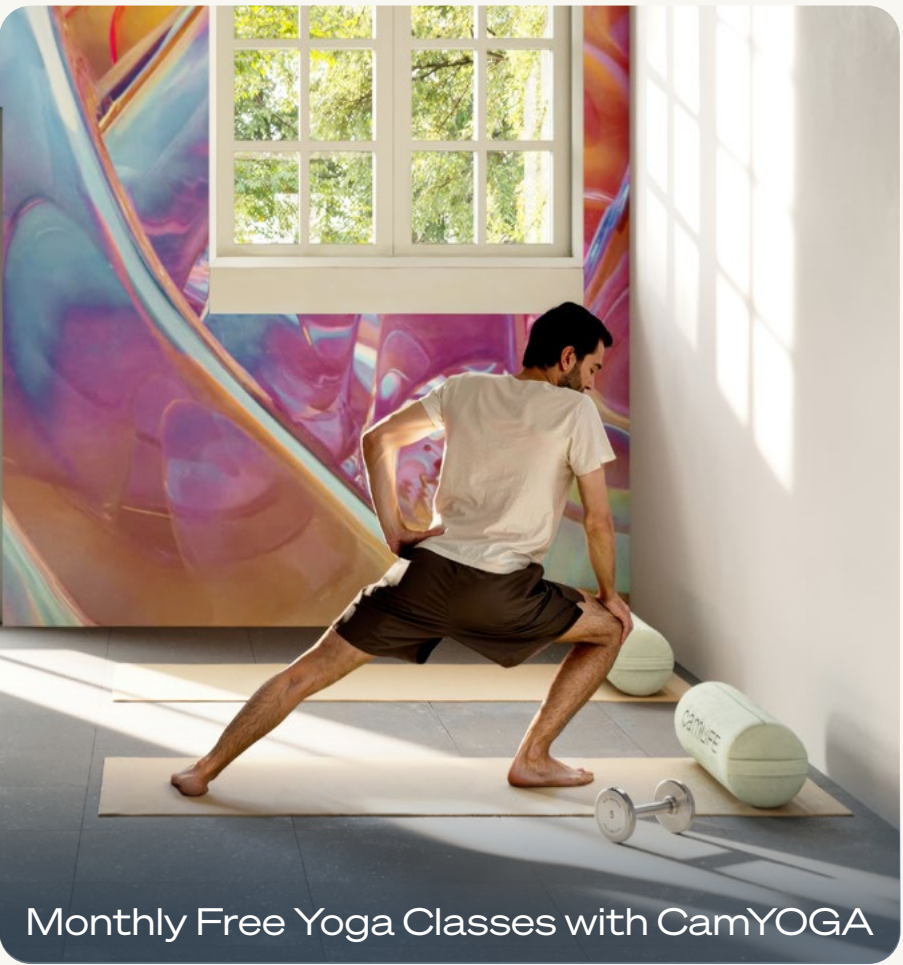
WATCH THE FILM



LEARN MORE ABOUT ELEVATE



Third Thursday Food Trucks



Monthly Free Yoga Classes with CamYOGA



The Workshop Amenity Space



Events & Workshops

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

CB21 5XE

Jordan Betz
Managing Director
Portfolio Leasing
jbetz@lfrep.com

Tom French
Managing Director
Design & Construction
+44 7957 204 435
tfrench@lfrep.com

Max Bryan
+44 7793 808 114
max.bryan@bidwells.co.uk

Dick Wise
+44 7879 667 543
dick.wise@bidwells.co.uk

Tamarah Keir
+44 7442 668 105
tamarah.keir@bidwells.co.uk

Rupert Dando
+44 7813 624 276
rupert.dando@nmrk.com

Paddy Shipp
+44 7469 155 531
paddy.shipp@nmrk.com

Emma Vaughan
+44 7425 477 678
emma.vaughan@nmrk.com