

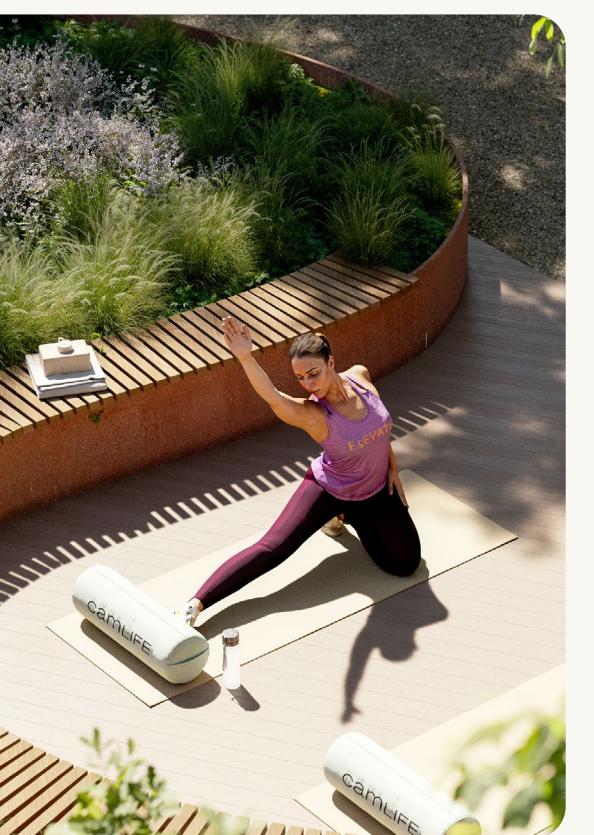


A Brighter Place to Be

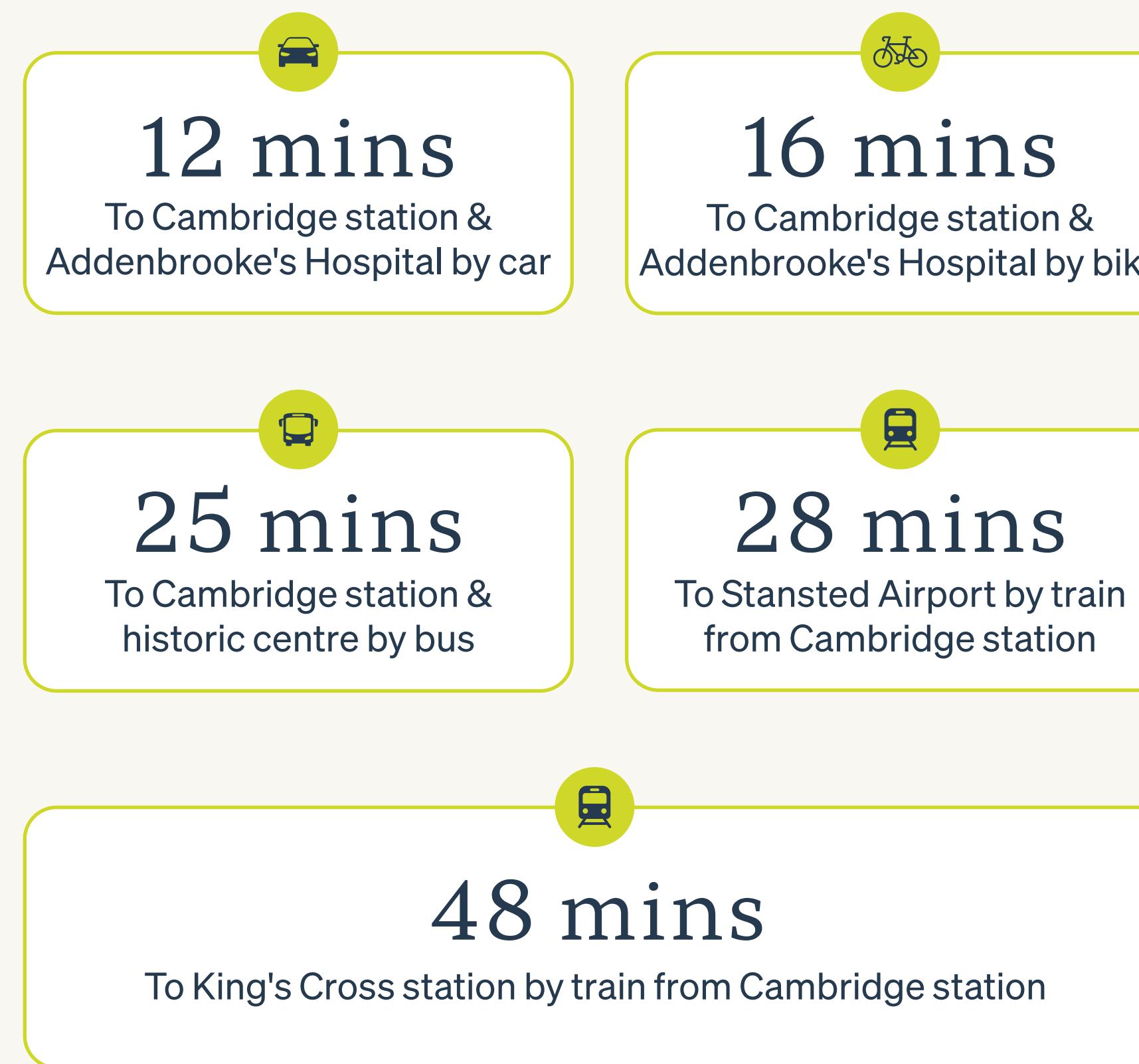
camLIFE

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

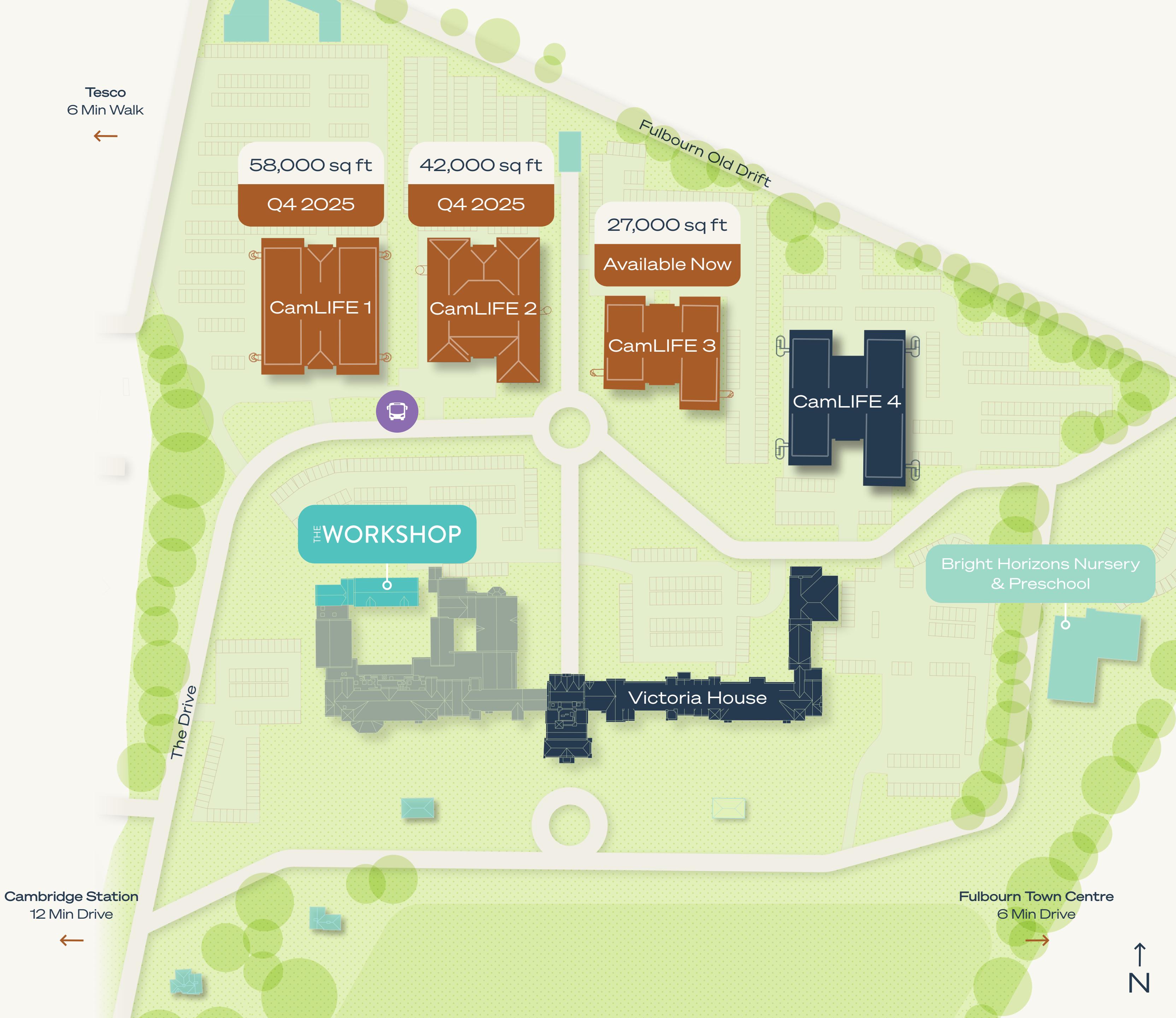


Join the 42-acre technology & life science campus

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



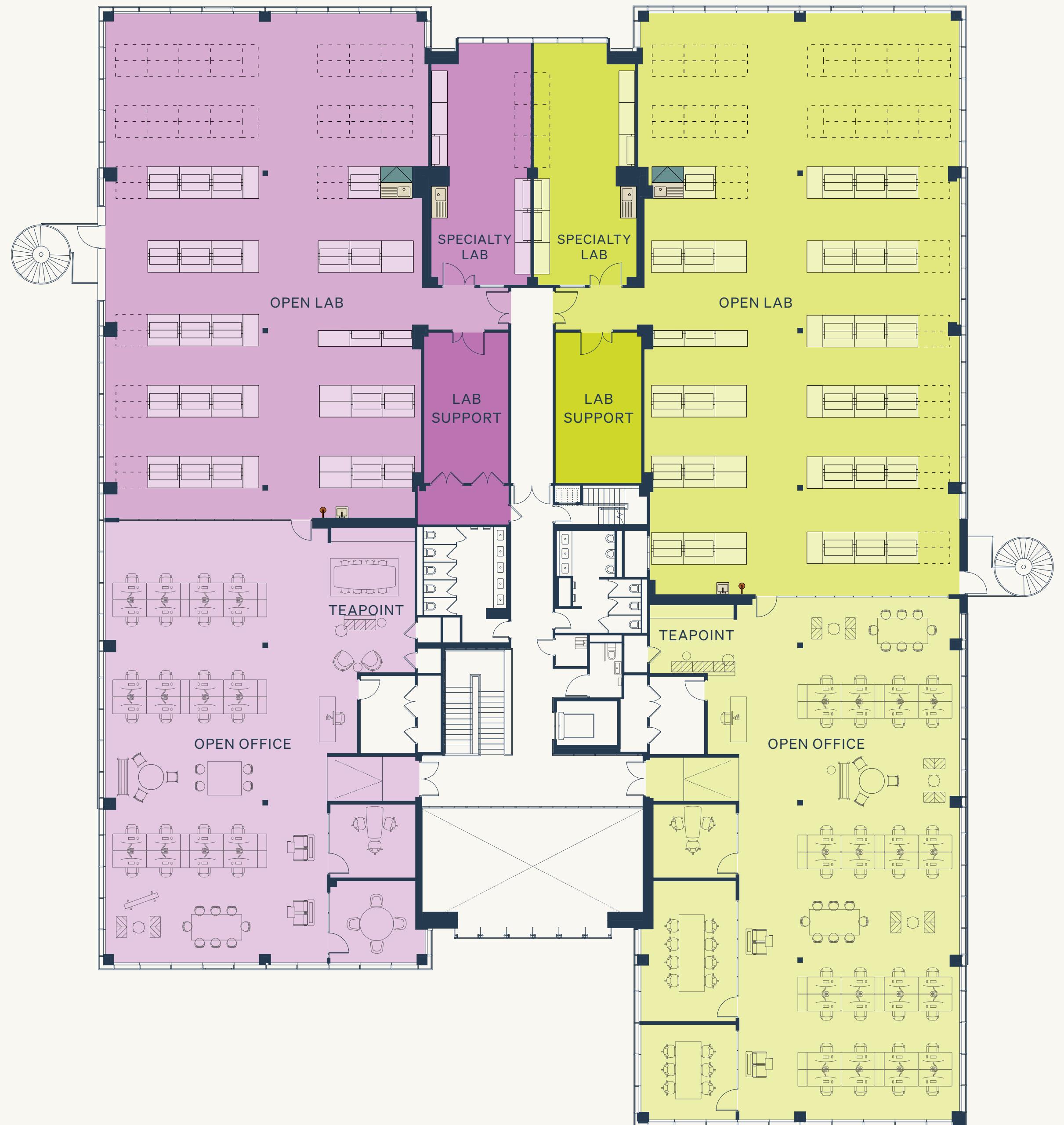
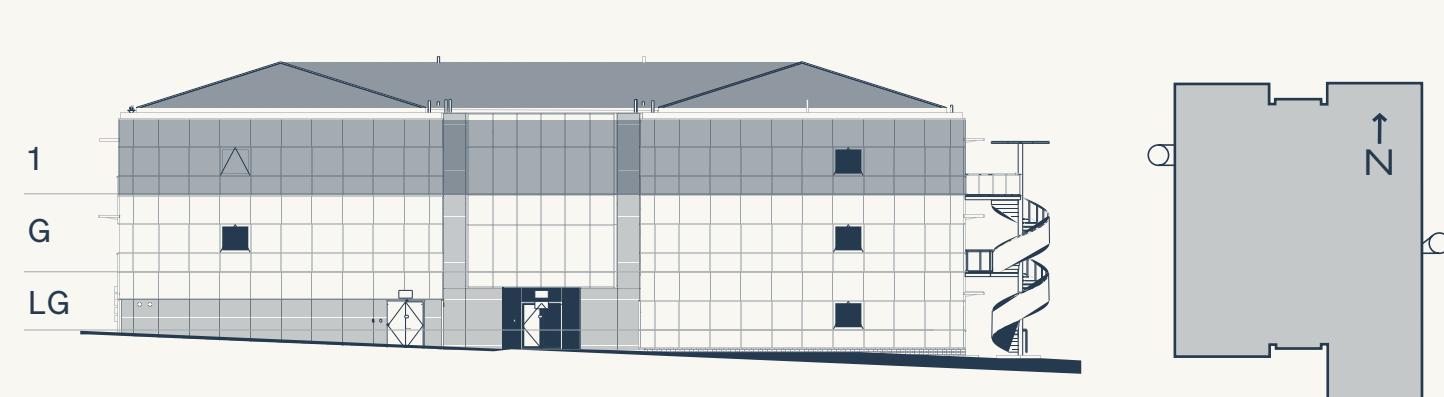
Fitted Plus Labs

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
- 1 Fume Cupboard
- 3 Lab Sinks
- 1 Emergency Shower



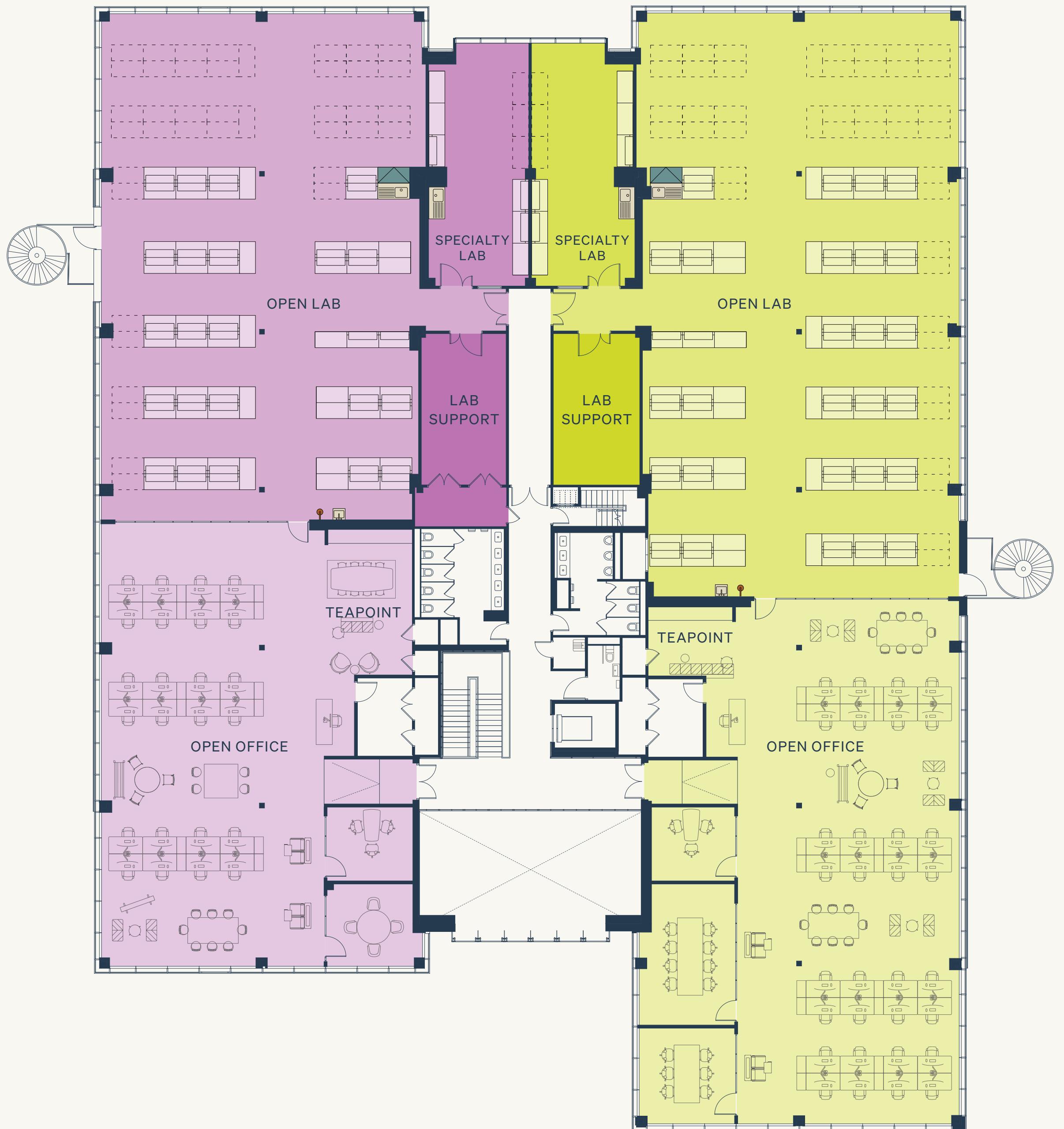
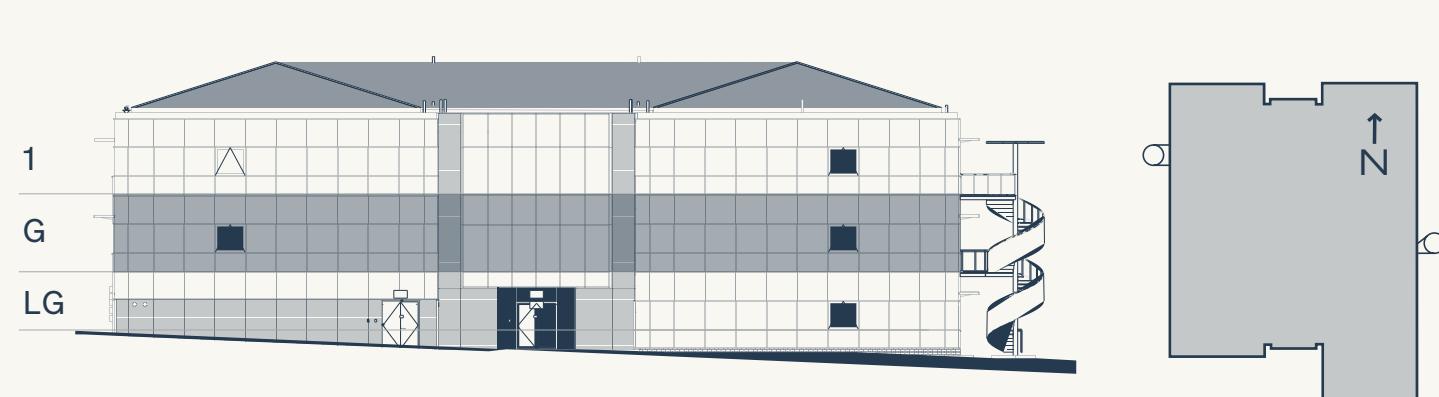
Fitted Plus Labs

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
- 1 Fume Cupboard
- 3 Lab Sinks
- 1 Emergency Shower



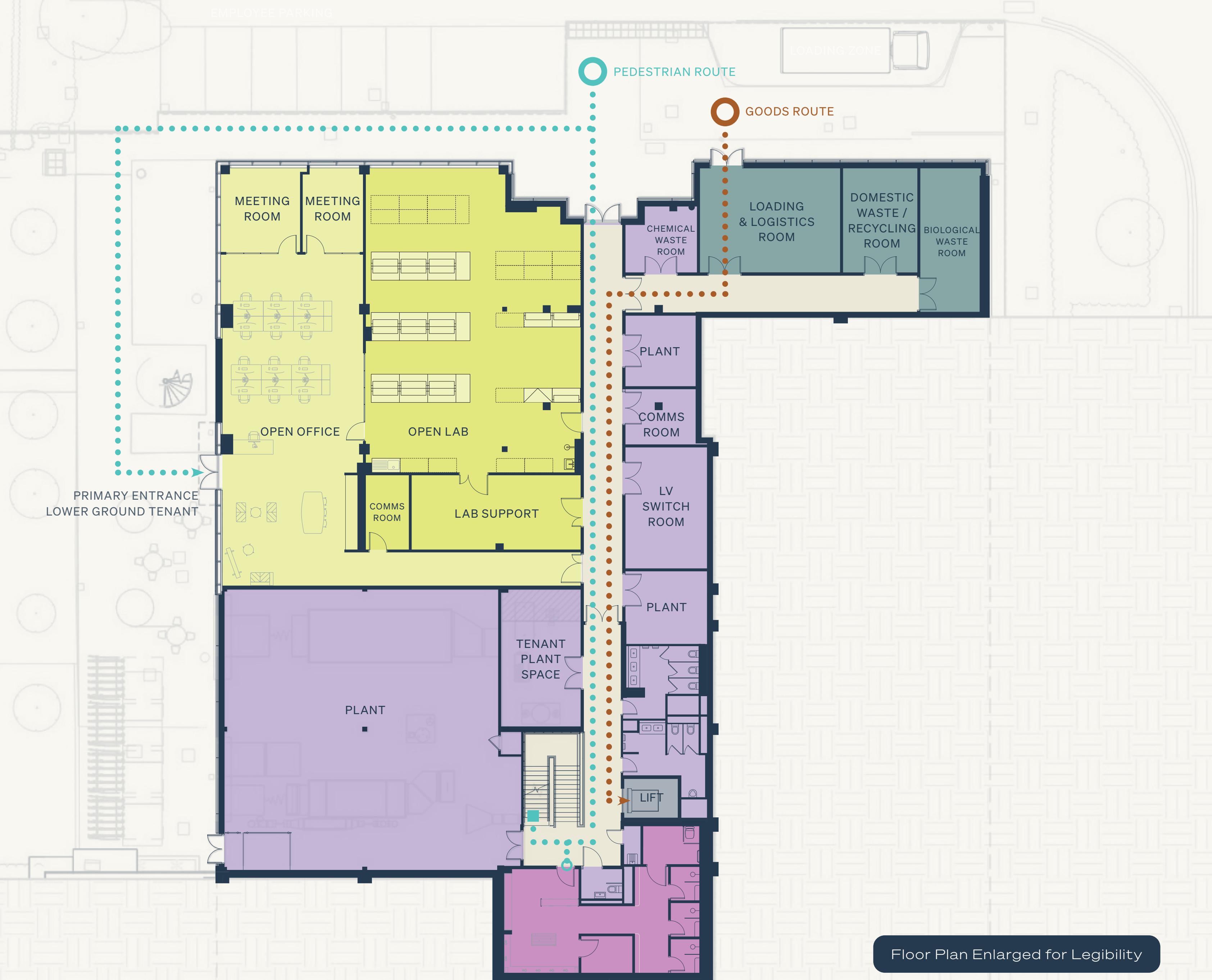
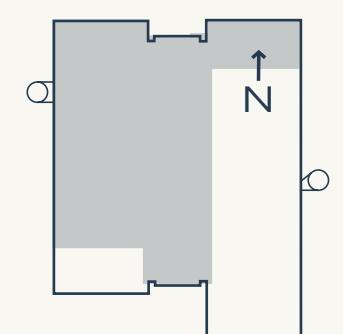
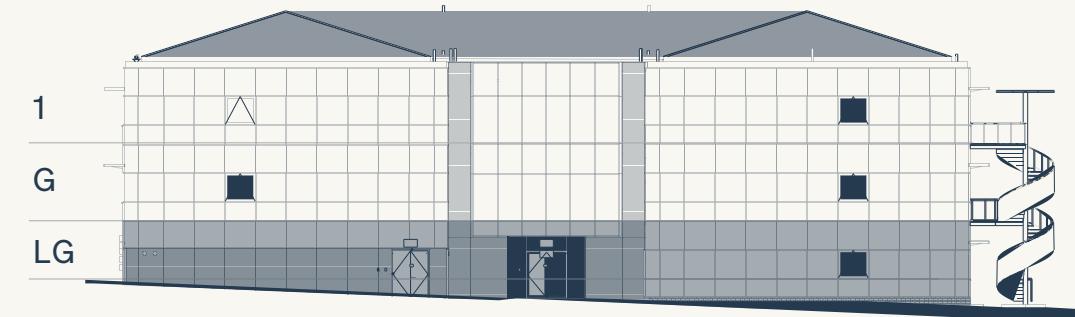
Fitted Plus Lab & Back of House

Legend:

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

Delivery Route:

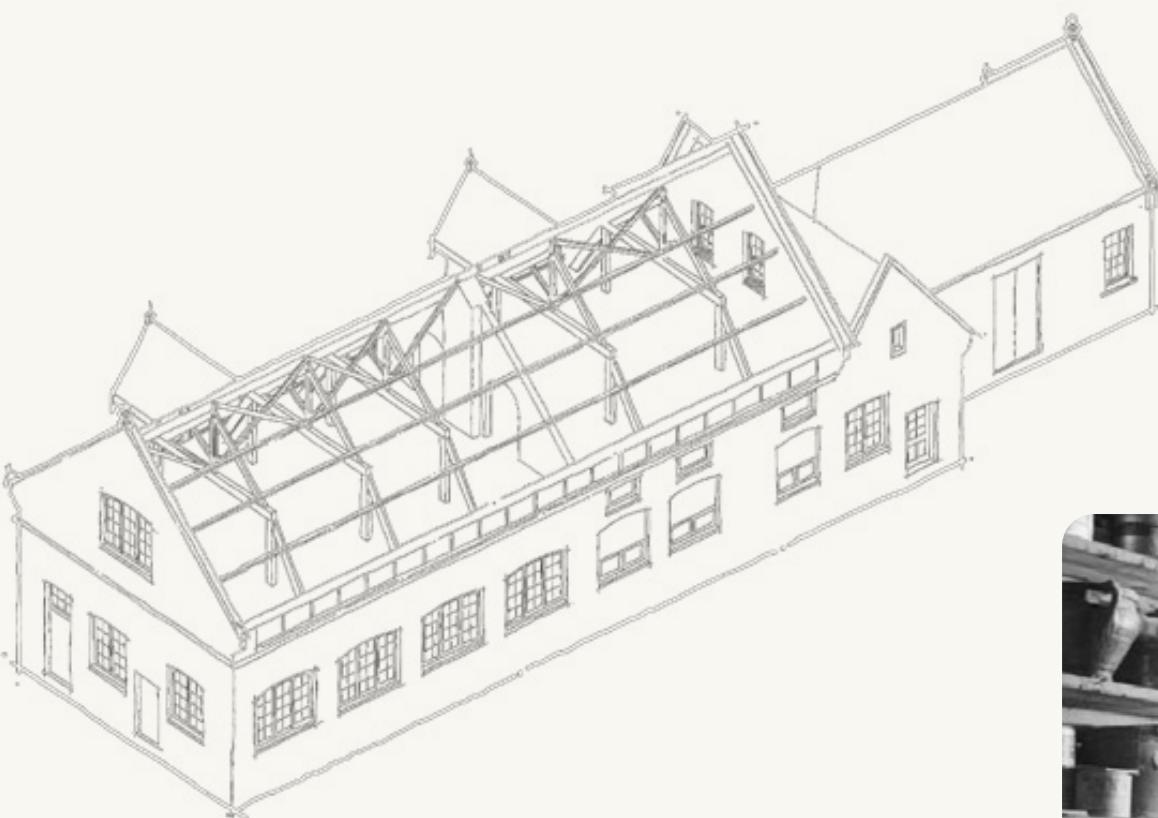
- Pedestrian Route
- Goods Route



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



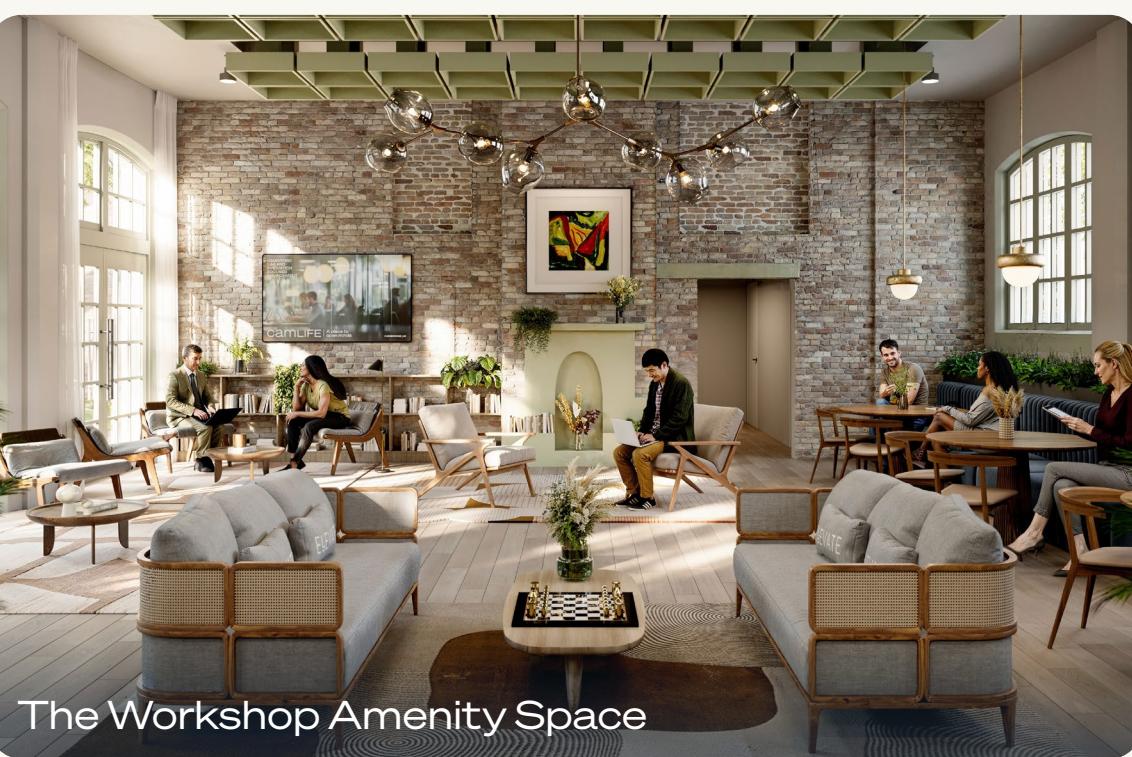
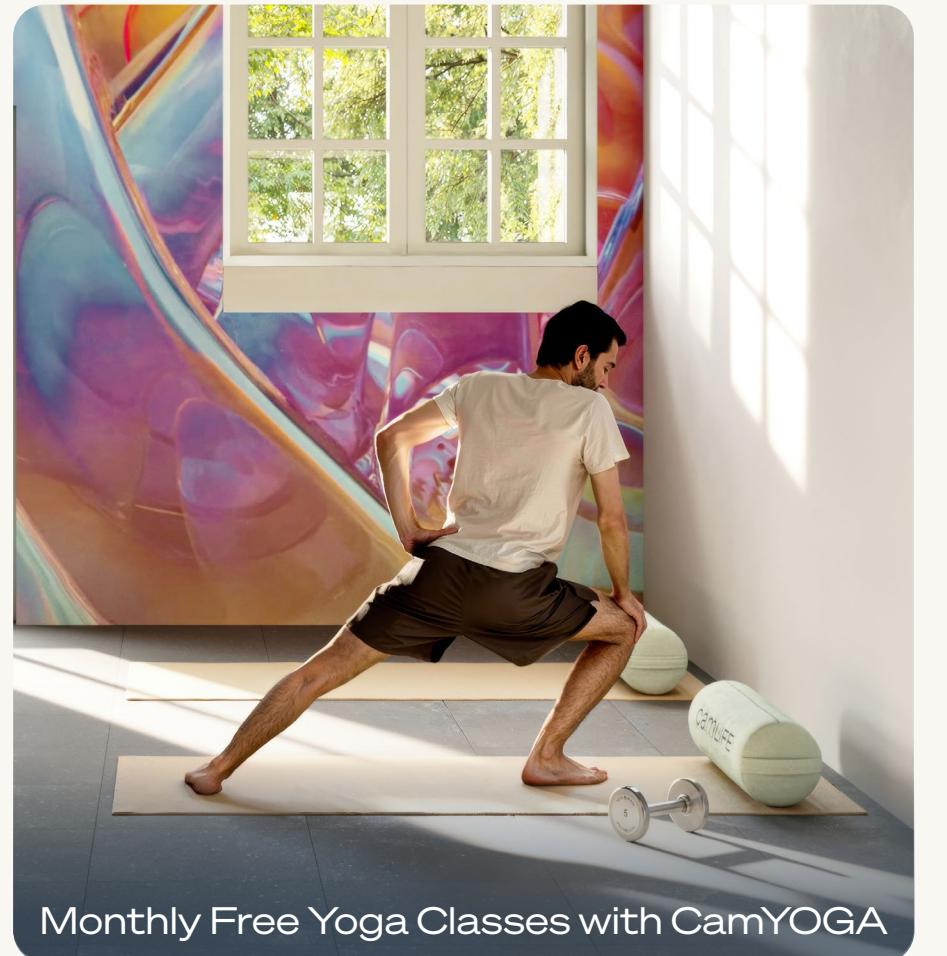
CONNECTIONS

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



BRAINPOWER

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



[WATCH THE FILM](#)

[LEARN MORE ABOUT ELEVATE](#)

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

Jordan Betz
Managing Director
Portfolio Leasing
jbetz@lfrep.com

Neill Sherron
Partner
Portfolio Leasing
nsherron@lfrep.com

James Evans
Director, Operations
+44 7826 062 449
jevans@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