



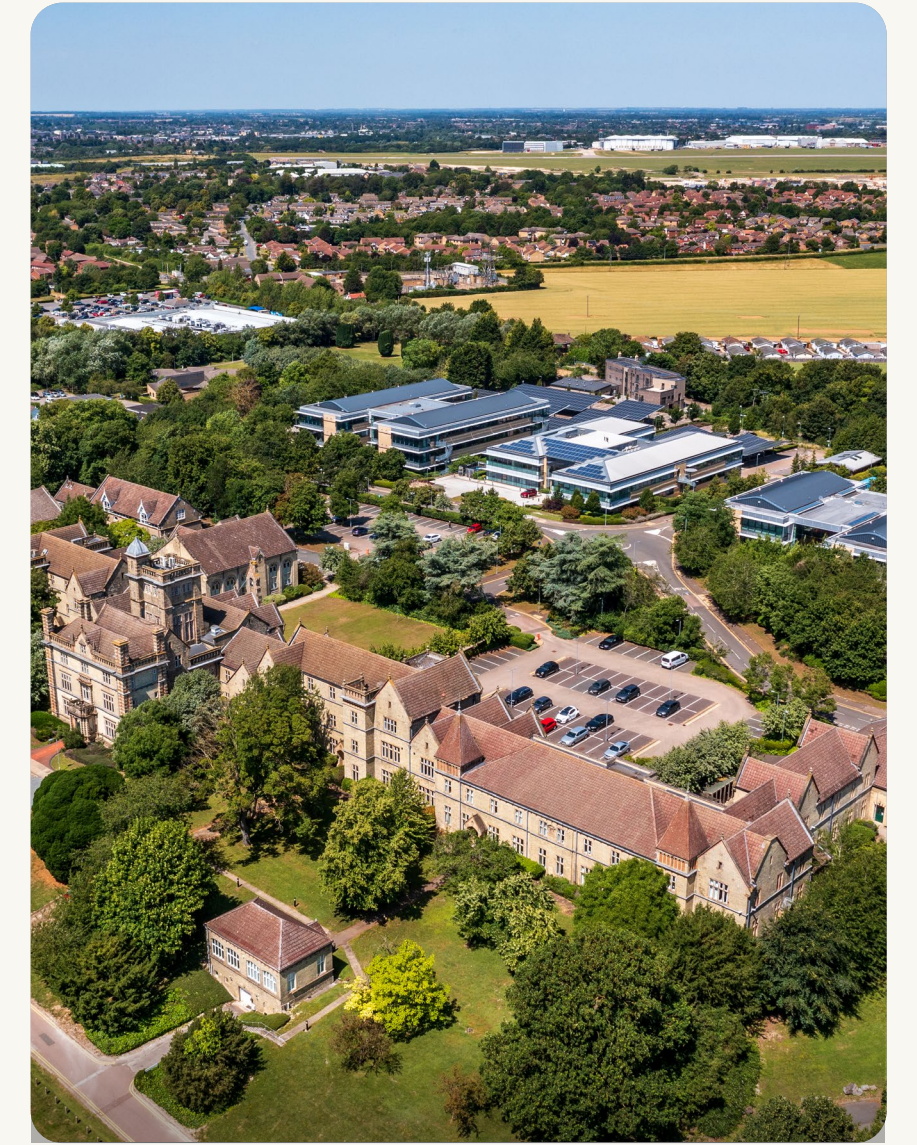
A Brighter Place to Be

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

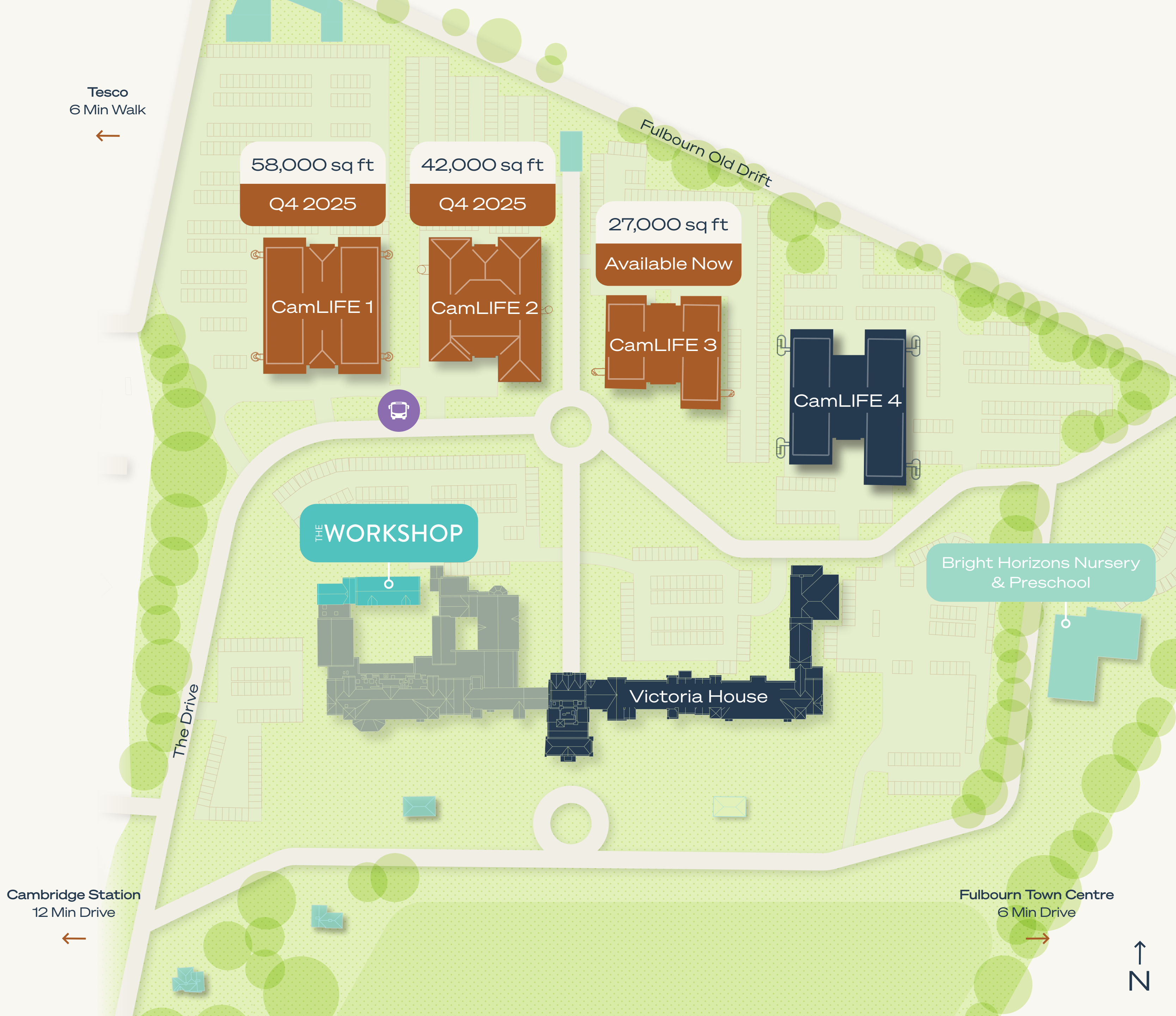


# Join the 42-acre technology & life science campus

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

Day 1



Day 2





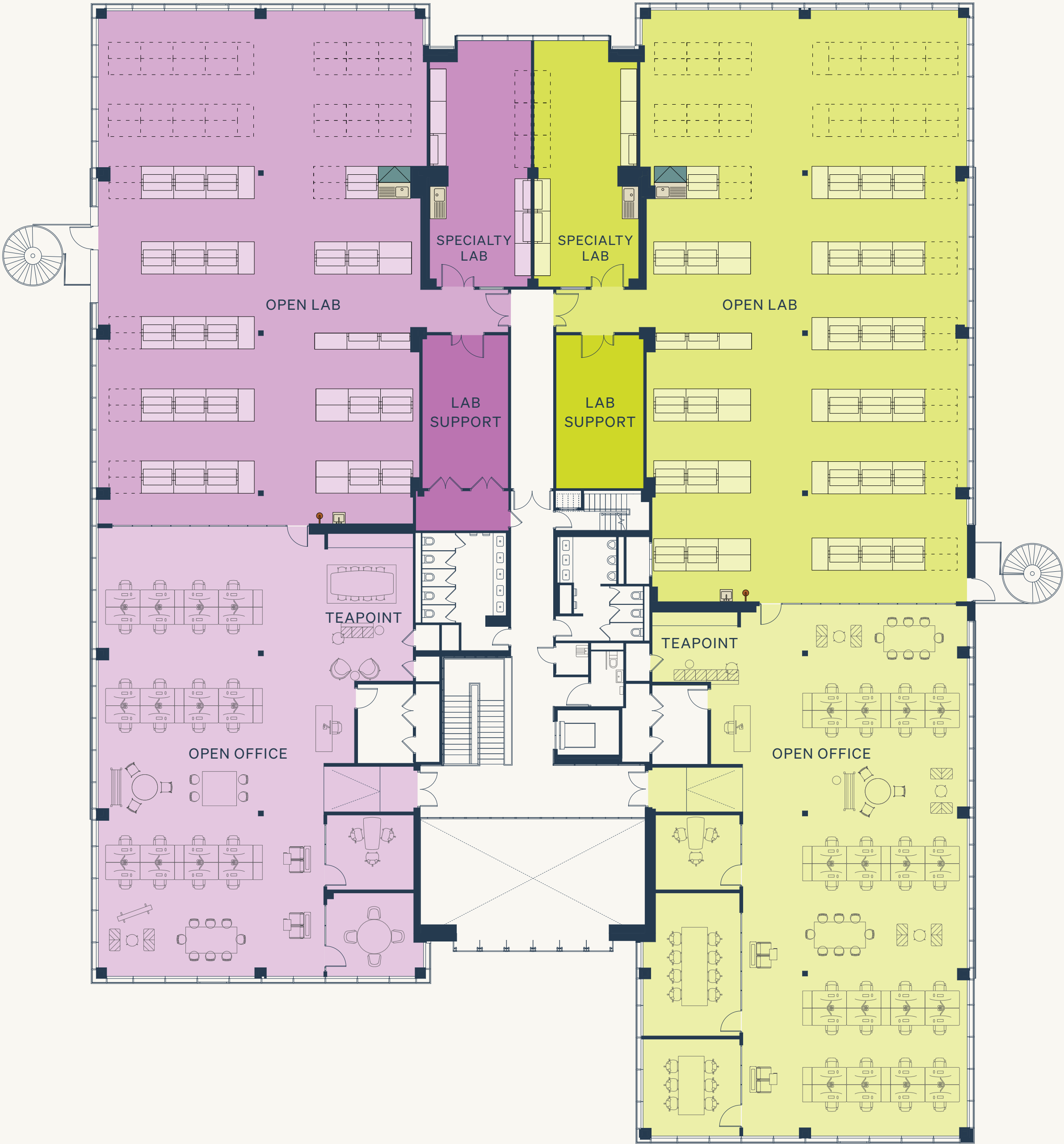
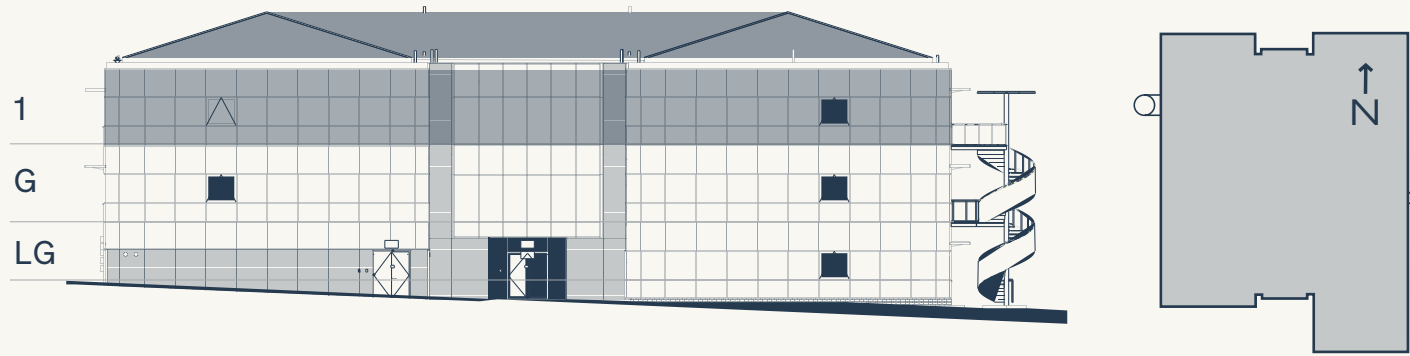
# Fitted Plus Labs

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





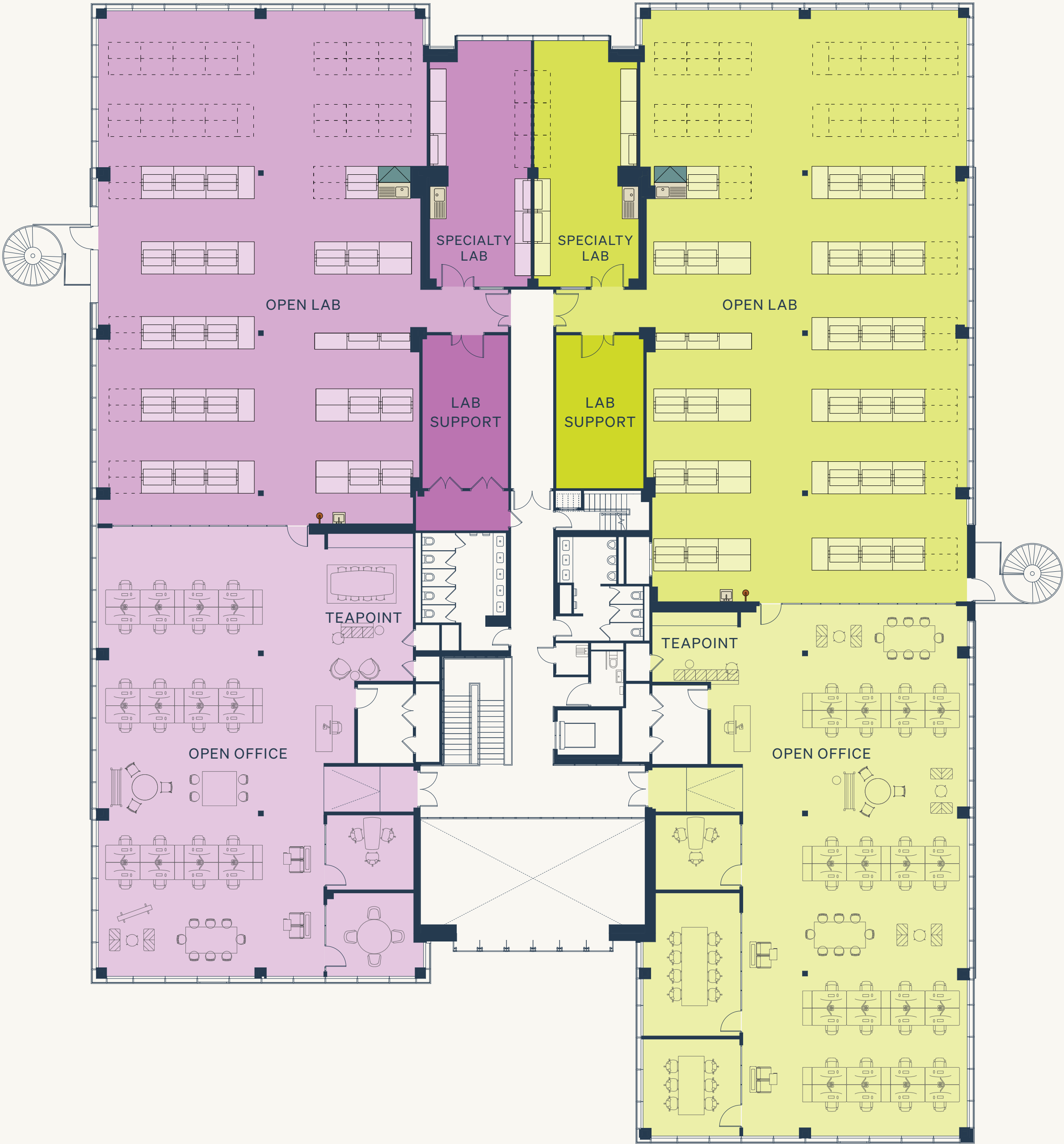
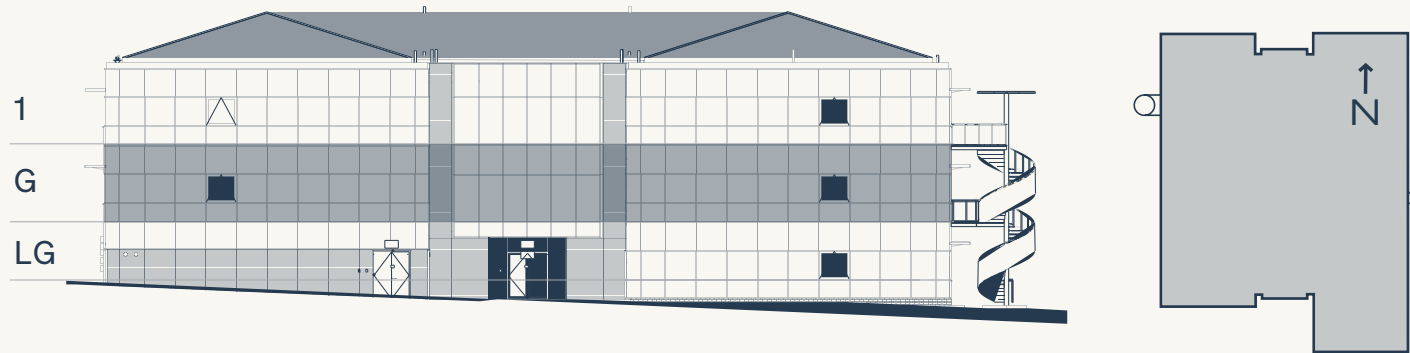
# Fitted Plus Labs

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





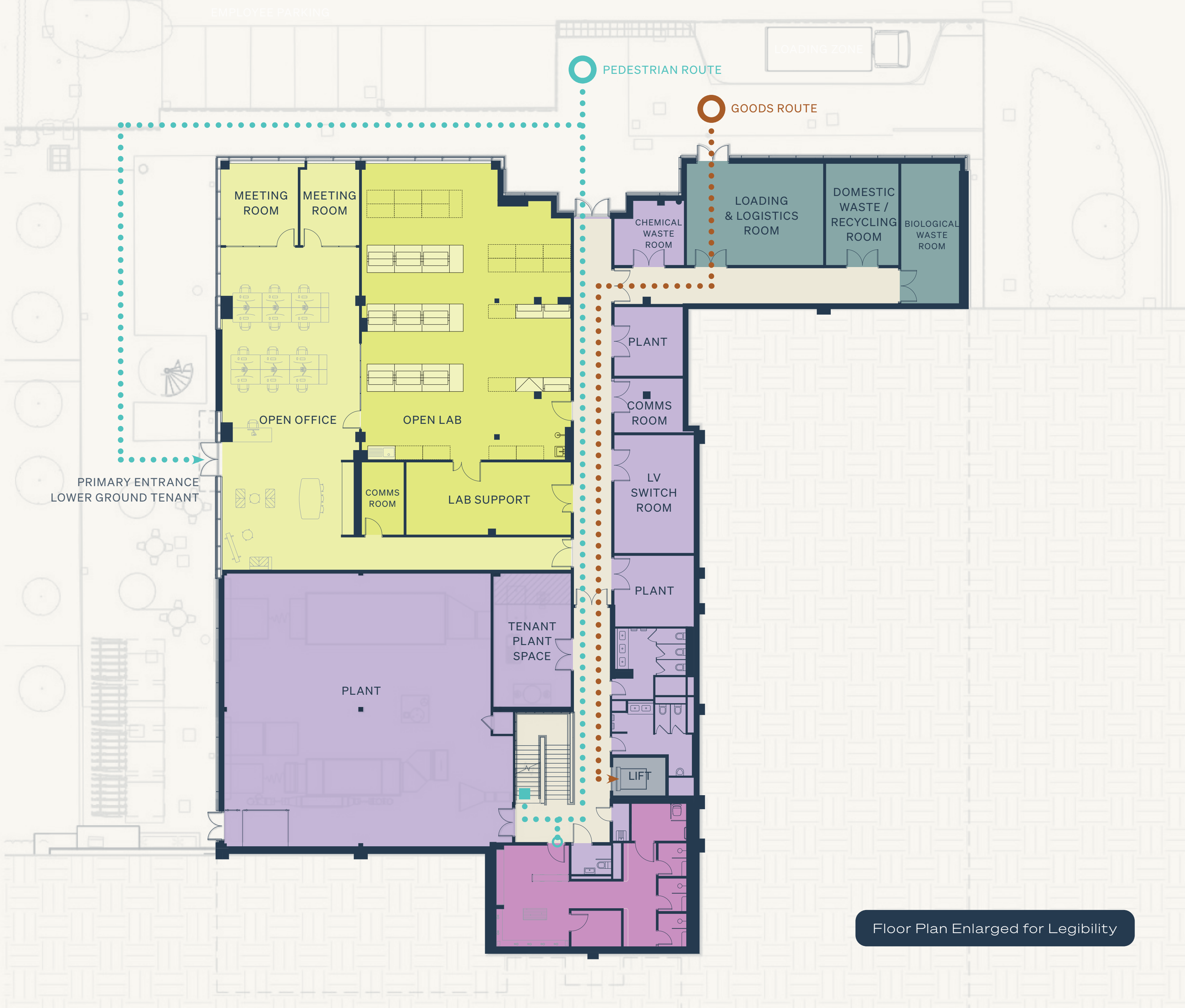
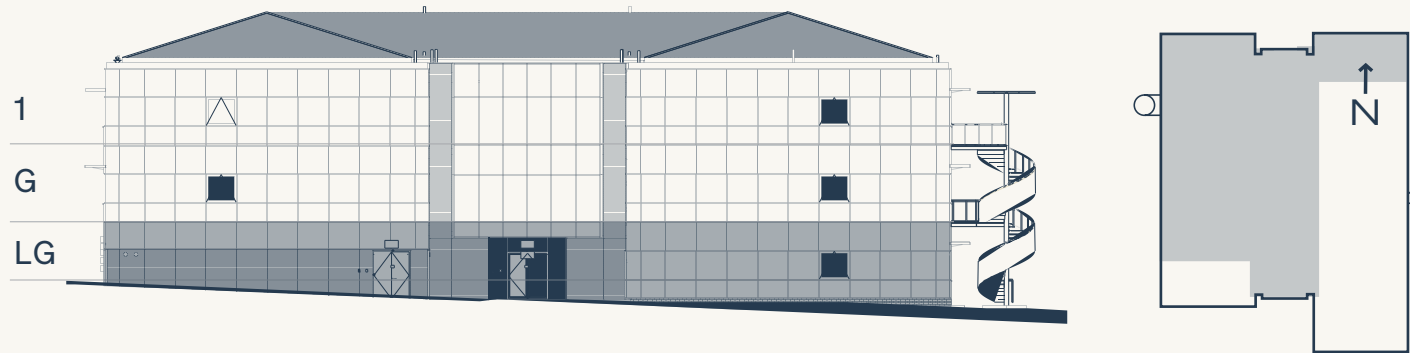
# Fitted Plus Lab & Back of House

Legend:

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

Delivery Route:

- Pedestrian Route
- Goods Route

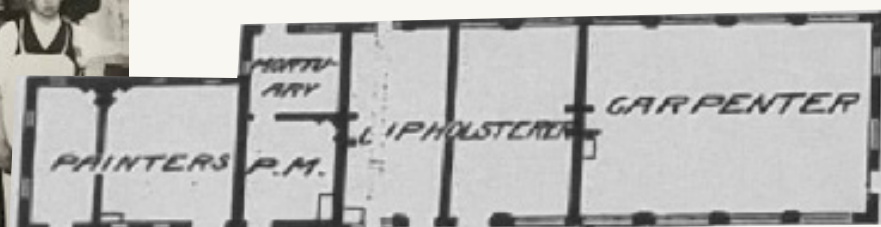
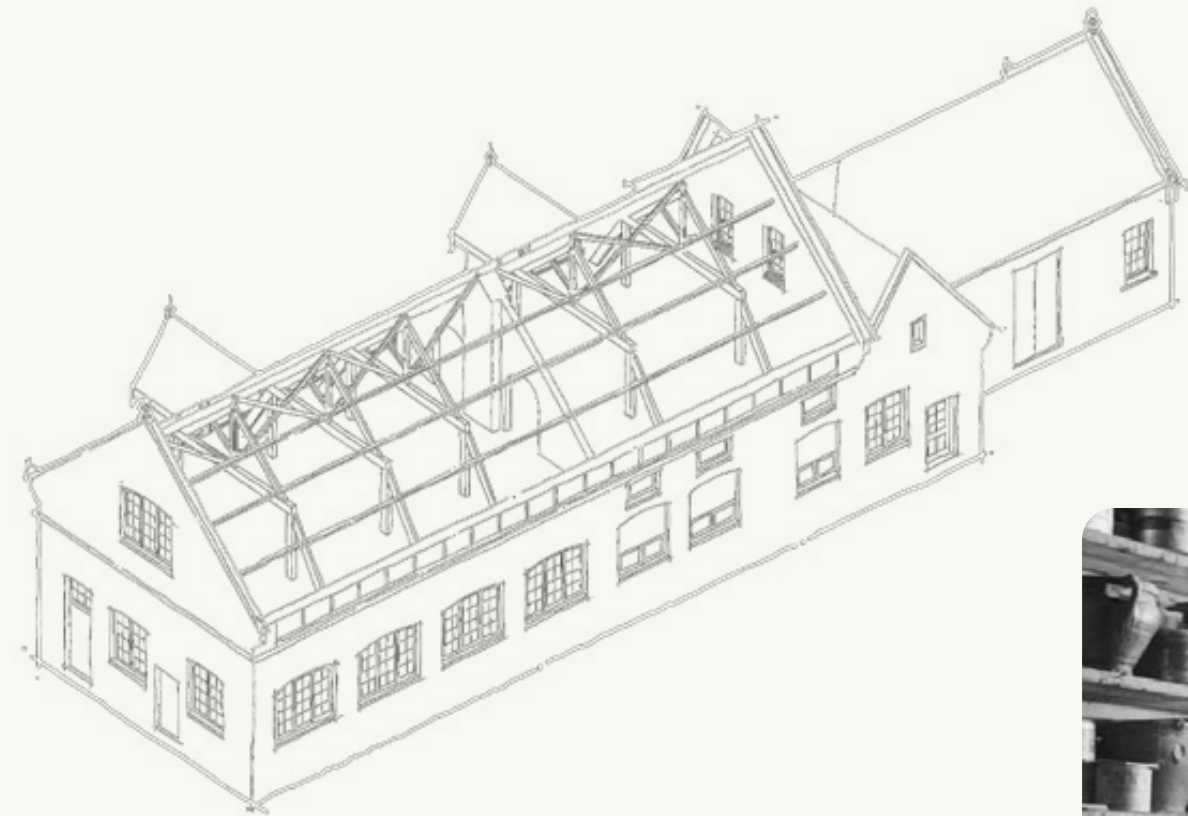


Floor Plan Enlarged for Legibility



# 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



## GENEROSITY

- Donation collections



## TASTE

- Seasonal food trucks
- On-site food & beverage



## BRAINPOWER

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



## PLAY

- Competitions & prizes

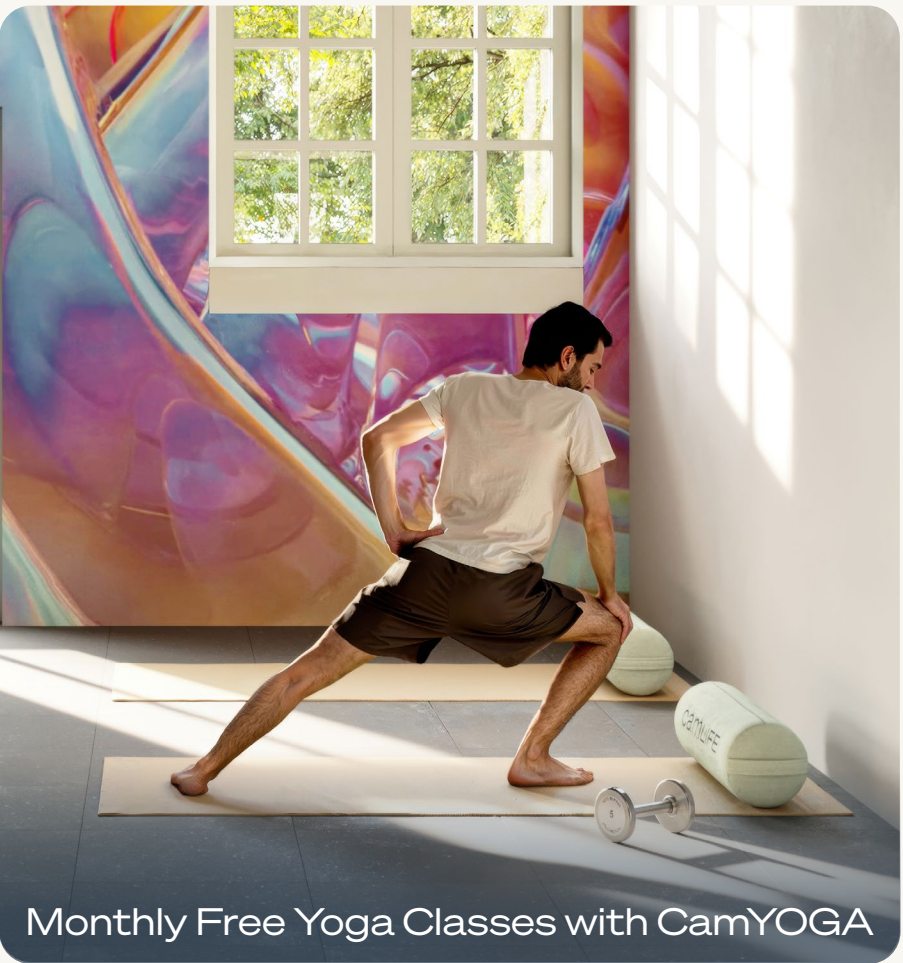
WATCH THE FILM



LEARN MORE ABOUT ELEVATE



Third Thursday Food Trucks



Monthly Free Yoga Classes with CamYOGA



The Workshop Amenity Space



Events & Workshops



[camlife.co.uk](http://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](http://lfrep.com)

Jordan Betz  
Managing Director  
Portfolio Leasing  
[jbetz@lfrep.com](mailto:jbetz@lfrep.com)

Neill Sherron  
Partner  
Portfolio Leasing  
[nsherron@lfrep.com](mailto:nsherron@lfrep.com)

James Evans  
Director, Operations  
+44 7826 062 449  
[jevans@lfrep.com](mailto:jevans@lfrep.com)

Max Bryan  
+44 7793 808 114  
[max.bryan@bidwells.co.uk](mailto:max.bryan@bidwells.co.uk)

Dick Wise  
+44 7879 667 543  
[dick.wise@bidwells.co.uk](mailto:dick.wise@bidwells.co.uk)

Tamarah Keir  
+44 7442 668 105  
[tamarah.keir@bidwells.co.uk](mailto:tamarah.keir@bidwells.co.uk)

Rupert Dando  
+44 7813 624 276  
[rupert.dando@nmrk.com](mailto:rupert.dando@nmrk.com)

Paddy Shipp  
+44 7469 155 531  
[paddy.shipp@nmrk.com](mailto:paddy.shipp@nmrk.com)