

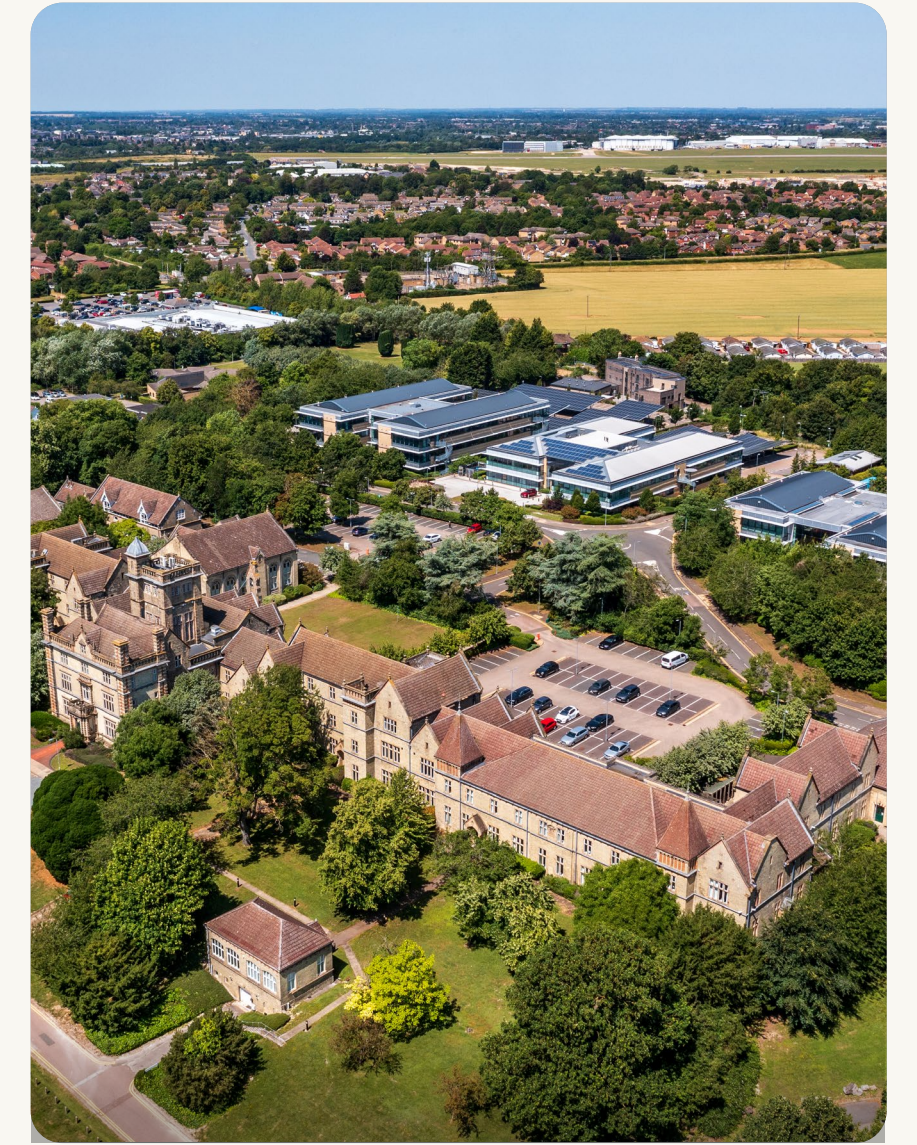


A Brighter Place to Be

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

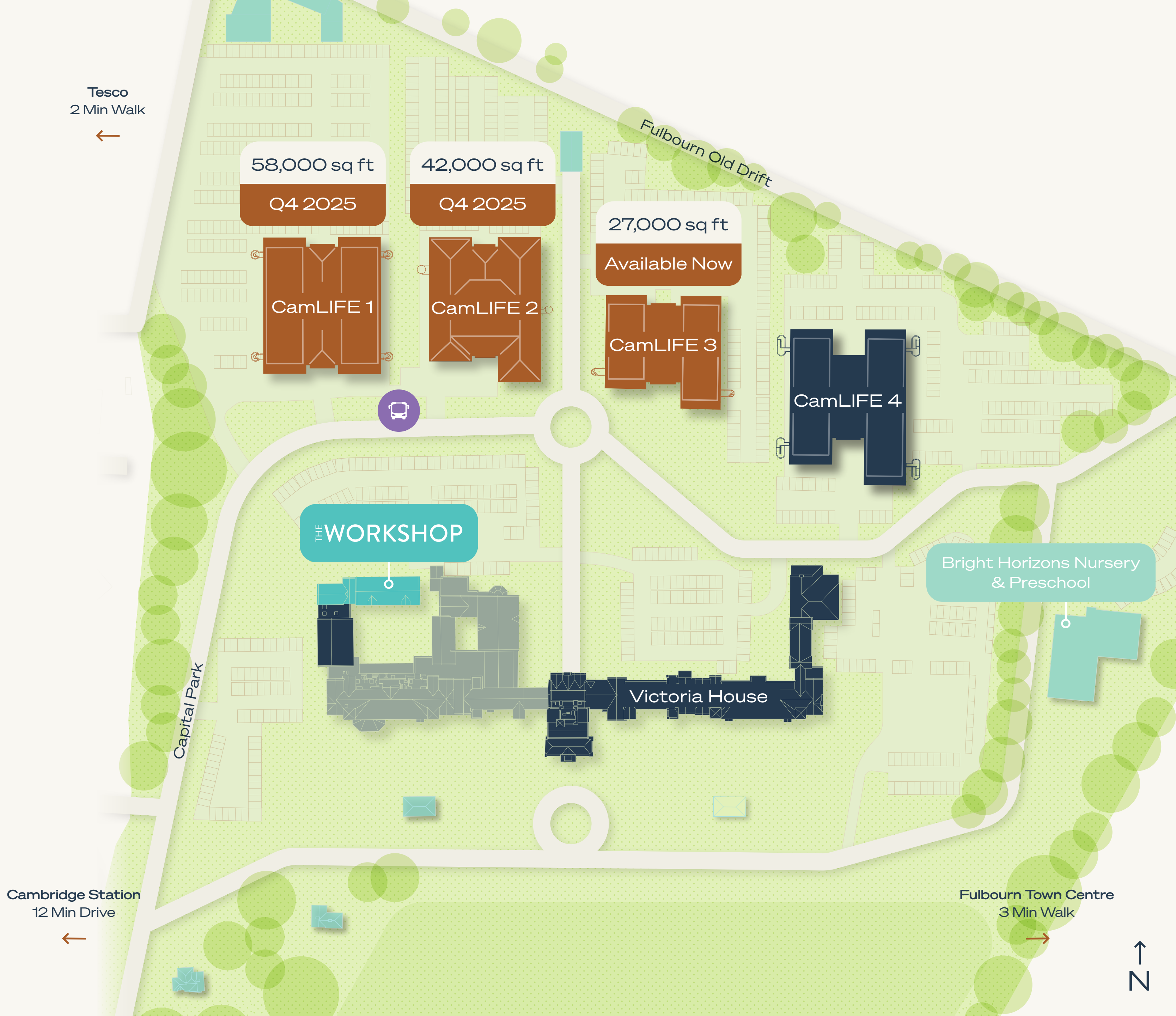


Join the 42-acre technology & life science campus

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



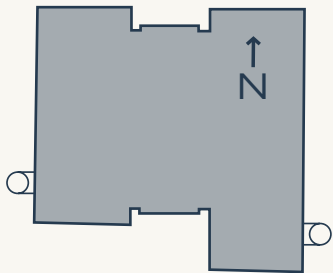
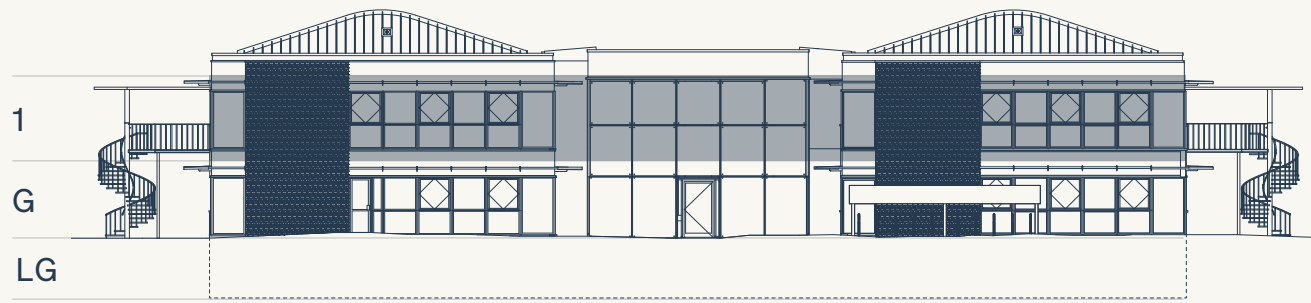
Fitted Plus Labs

Full Floor:
14,000 sq ft (NIA)

Suite Sizes:
from 6,000 sq ft to 8,000 sq ft (NIA)

Base building Fitted Plus Labs include the following
equipment with the ability to customise per customer need:

- 50–62 Lab Benches
- 3 Lab Sinks
- 1 Fume Cupboard
- 1 Emergency Shower



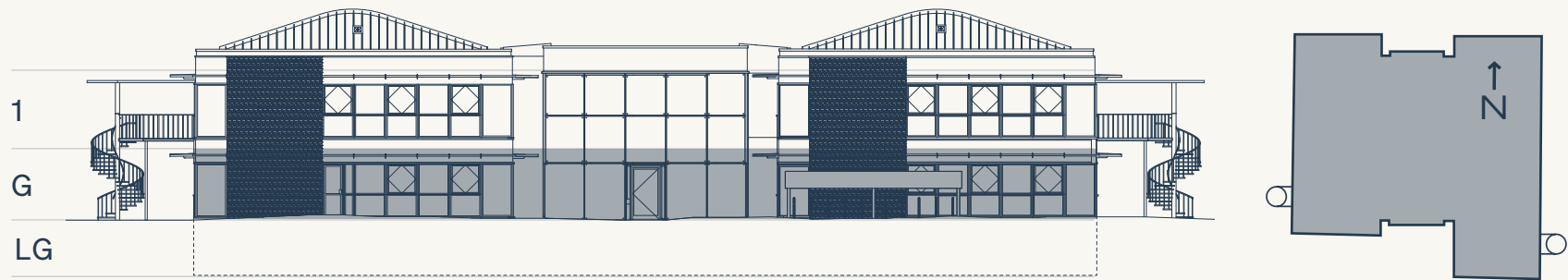
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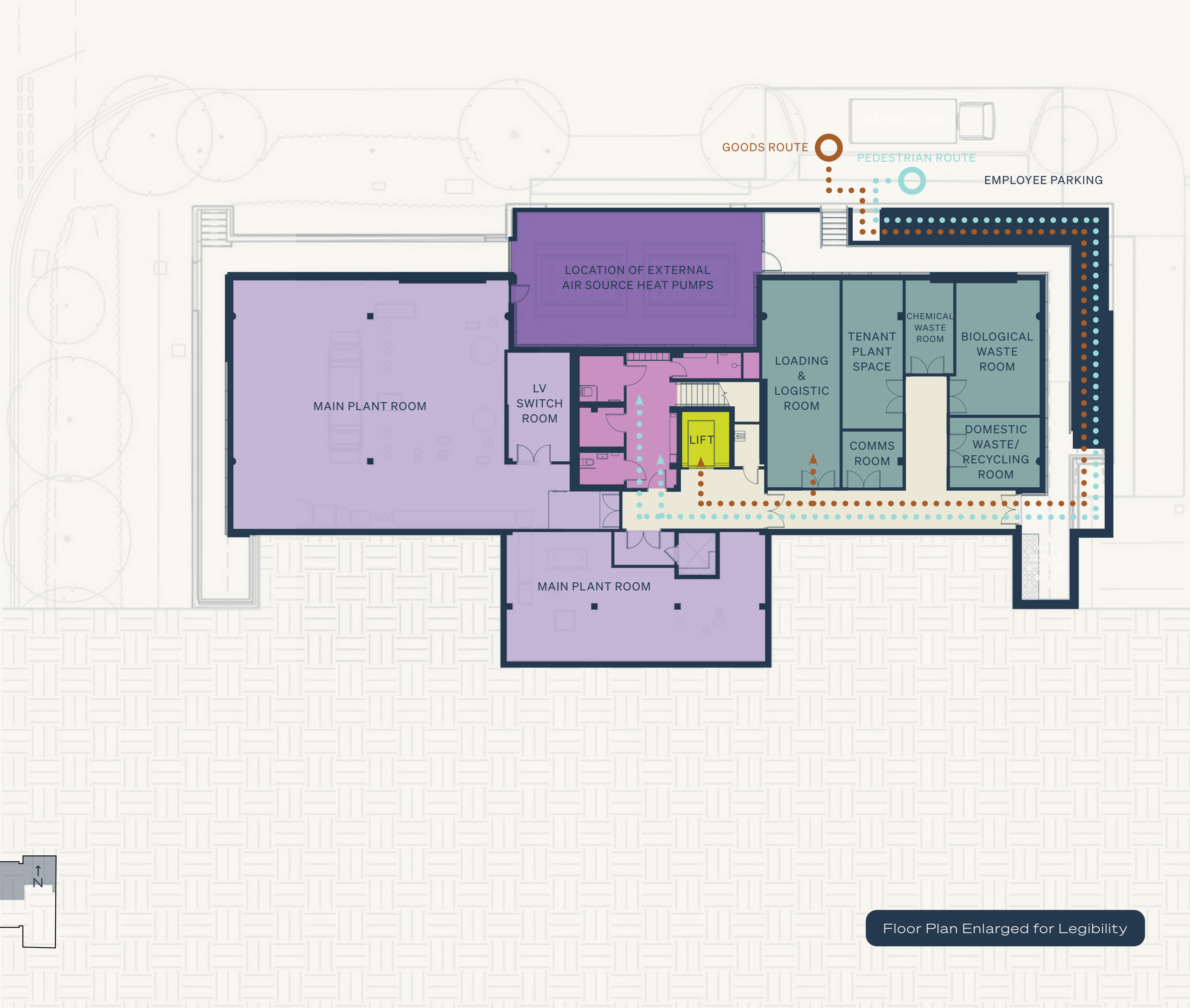
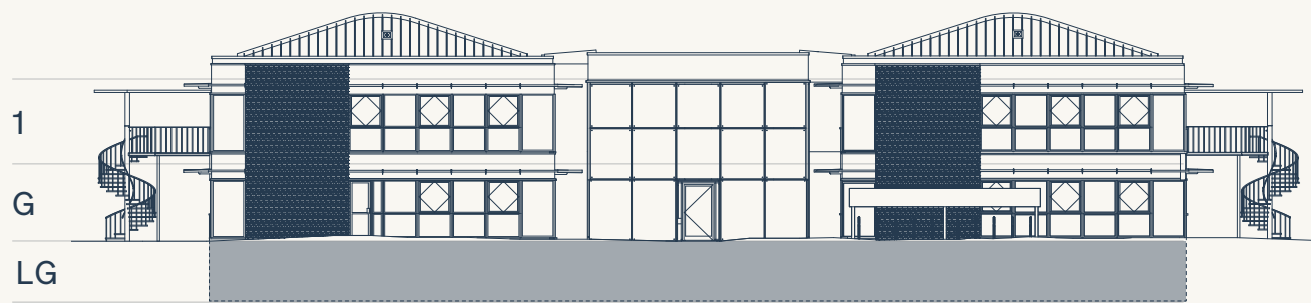
Back of House

Legend:

- End of Trip
- Back of House
- Circulation
- Core / Plant
- External Plant
- Lift

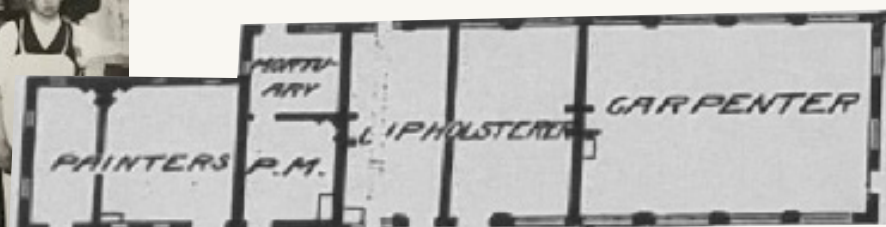
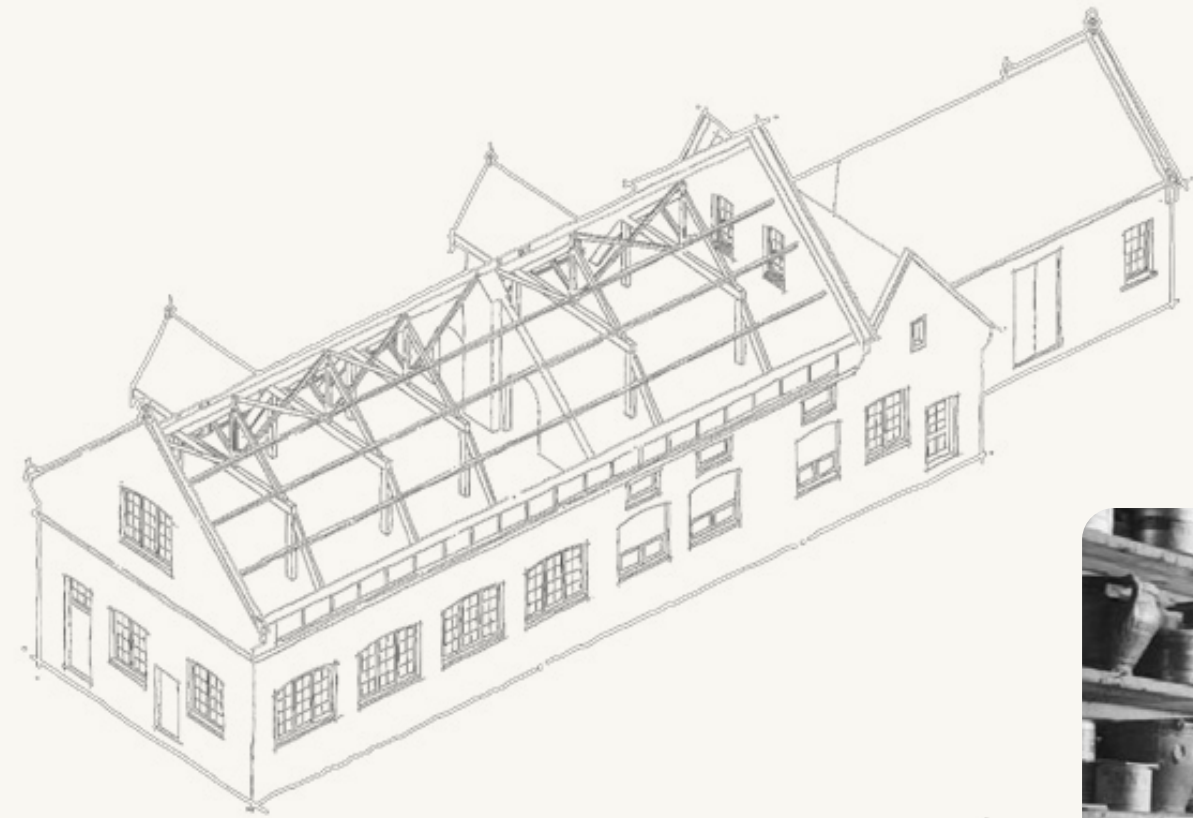
Delivery Route:

- Pedestrian Route
- Goods Route



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
- Onsite 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
- Onsite food & beverage



PLAY

- Competitions & prizes

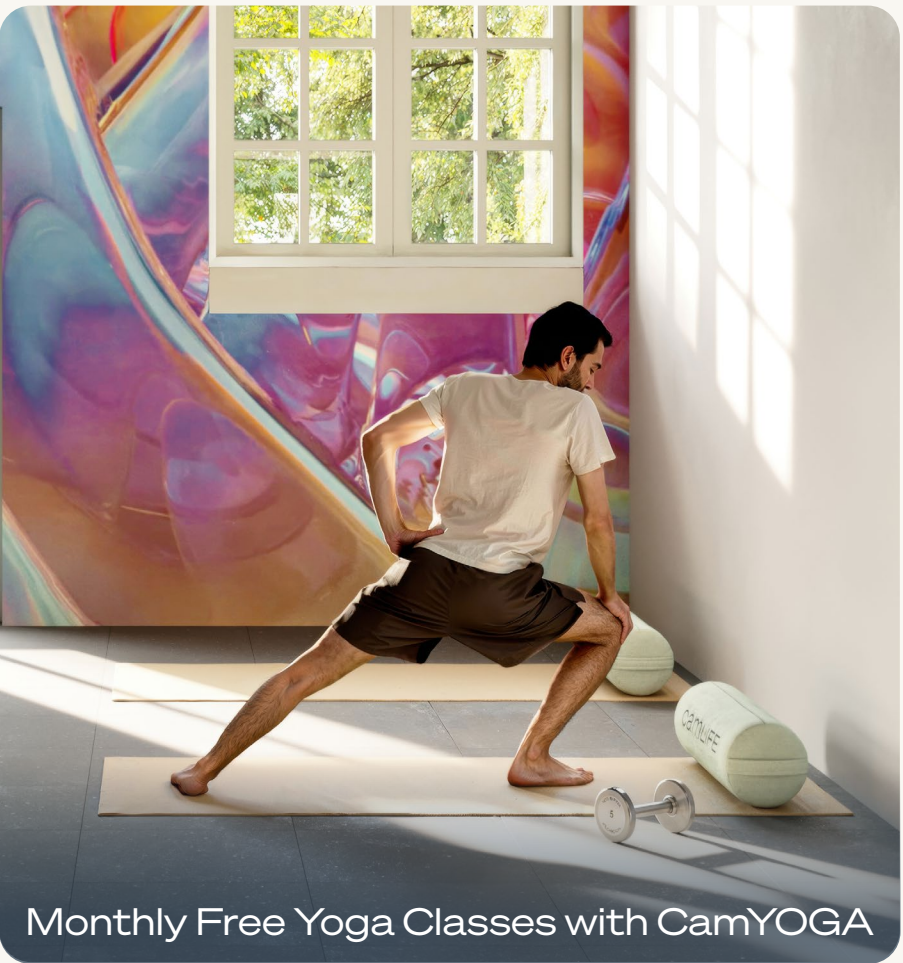
WATCH THE FILM



LEARN MORE ABOUT ELEVATE



Third Thursday Food Trucks



Monthly Free Yoga Classes with CamYOGA



The Workshop Amenity Space



Events & Workshops

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

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