



Space to Open Minds

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

5 mins

Walk to Tesco Superstore

12 mins

To Cambridge station & Addenbrooke's Hospital by car

16 mins

To Cambridge station & Addenbrooke's Hospital by bike

25 mins

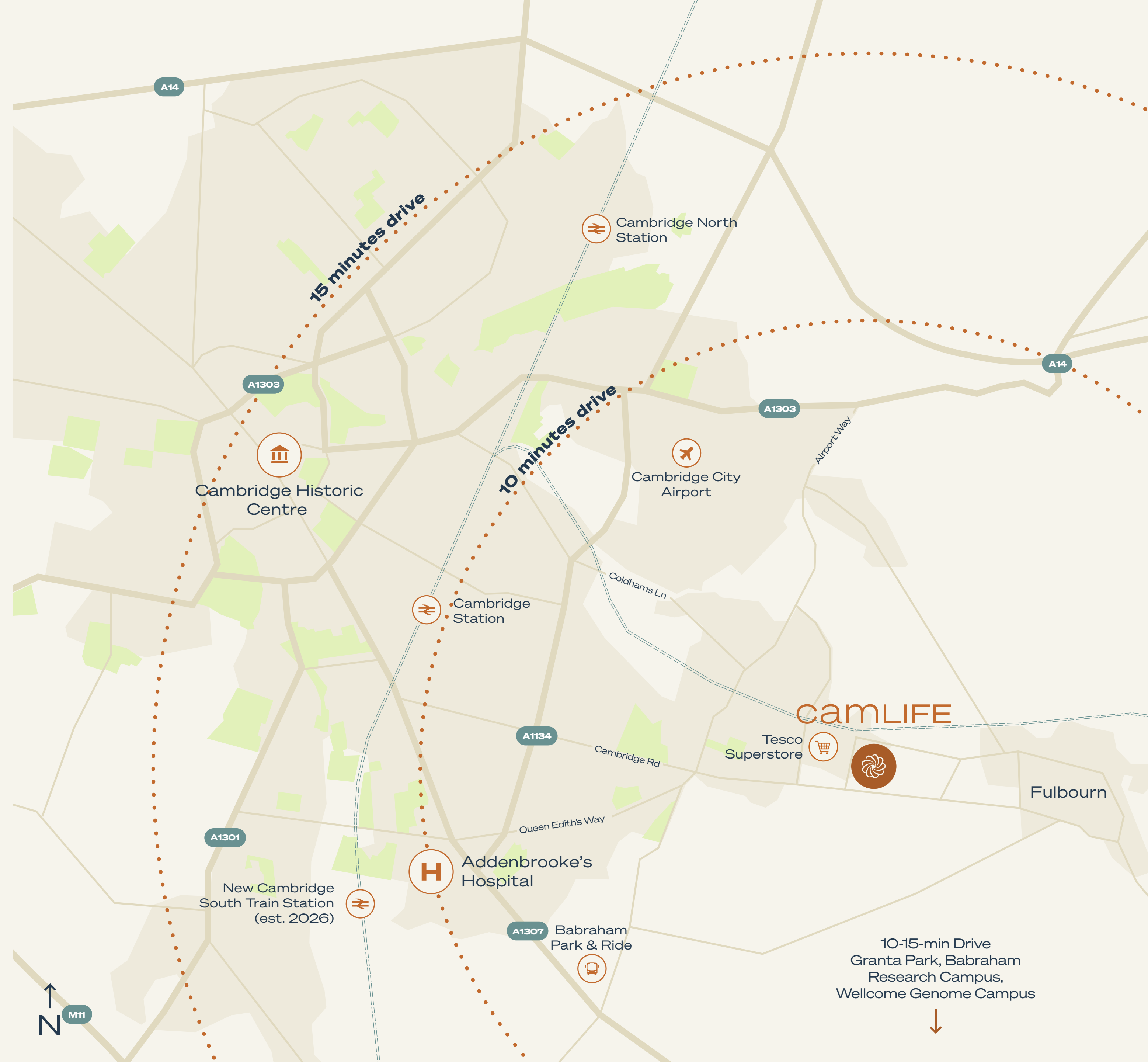
To Cambridge station & historic centre by bus

28 mins

To Stansted Airport by train from Cambridge station

48 mins

To King's Cross station by train from Cambridge station



150,000 sq ft delivering in 2025

Full Building Sizes:
30,000-65,000 sq ft* (GIA)

Suite Sizes From:
4,600 sq ft (NIA)



	Cam 1	Cam 2	Cam 3
	75,197 sq ft	54,508 sq ft	36,802 sq ft
Delivering	Q4 2025	Q4 2025	July 2025

*Excludes plant area and partitions



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

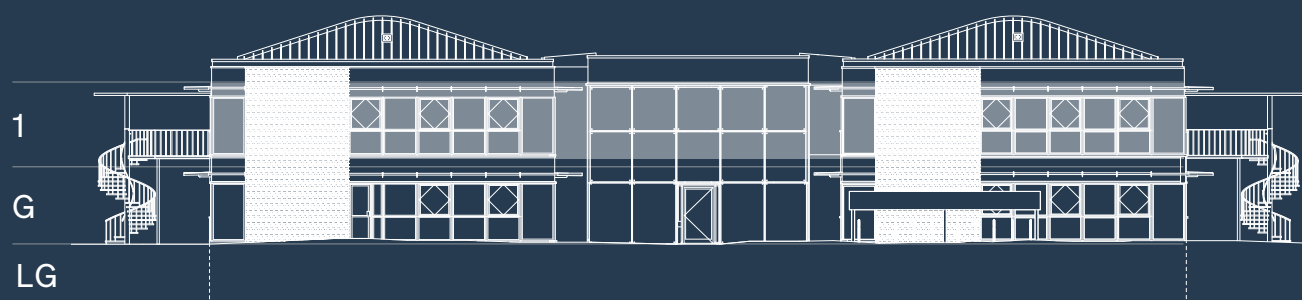
Fitted Plus Lab

Full Floor:
14,000 sq ft Average Floor Lettable Area

Suite Sizes:
from 5,500 sq ft to 7,300 sq ft Lettable Area

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



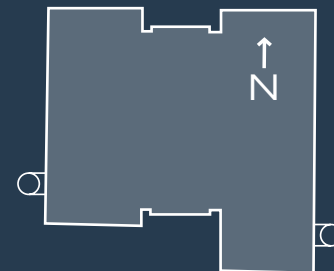
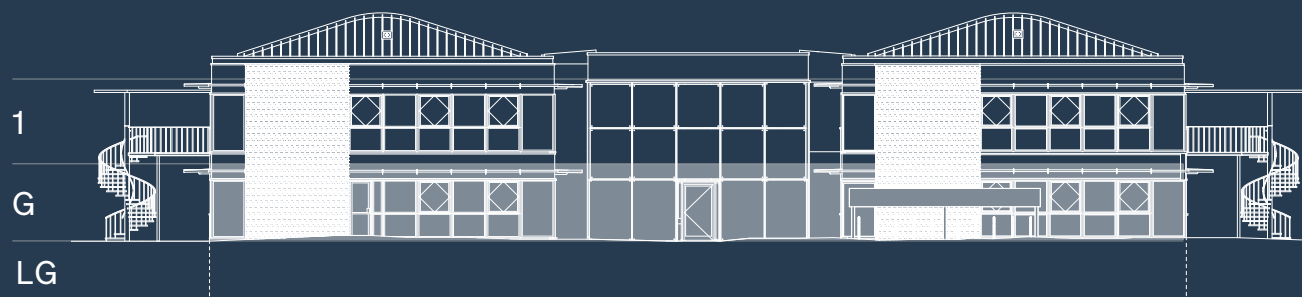
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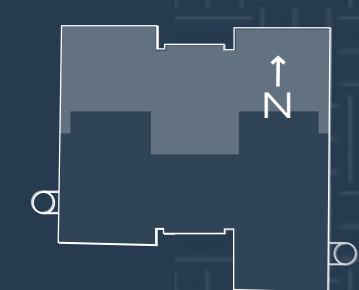
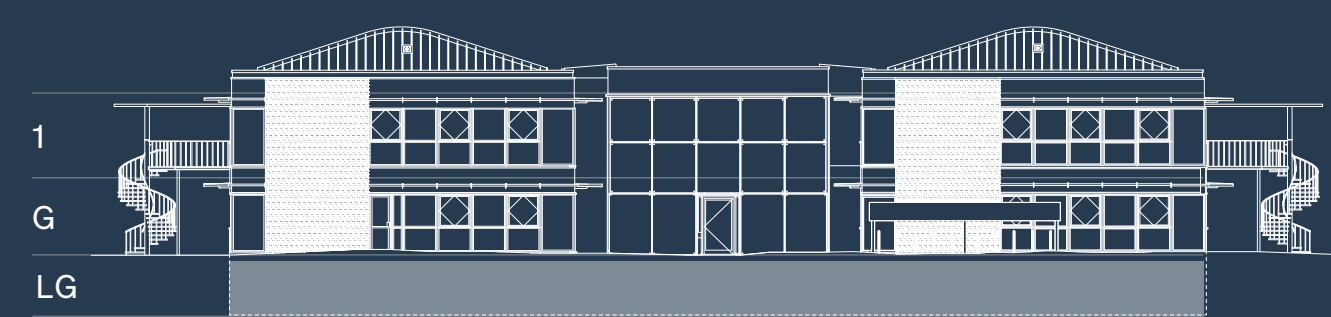
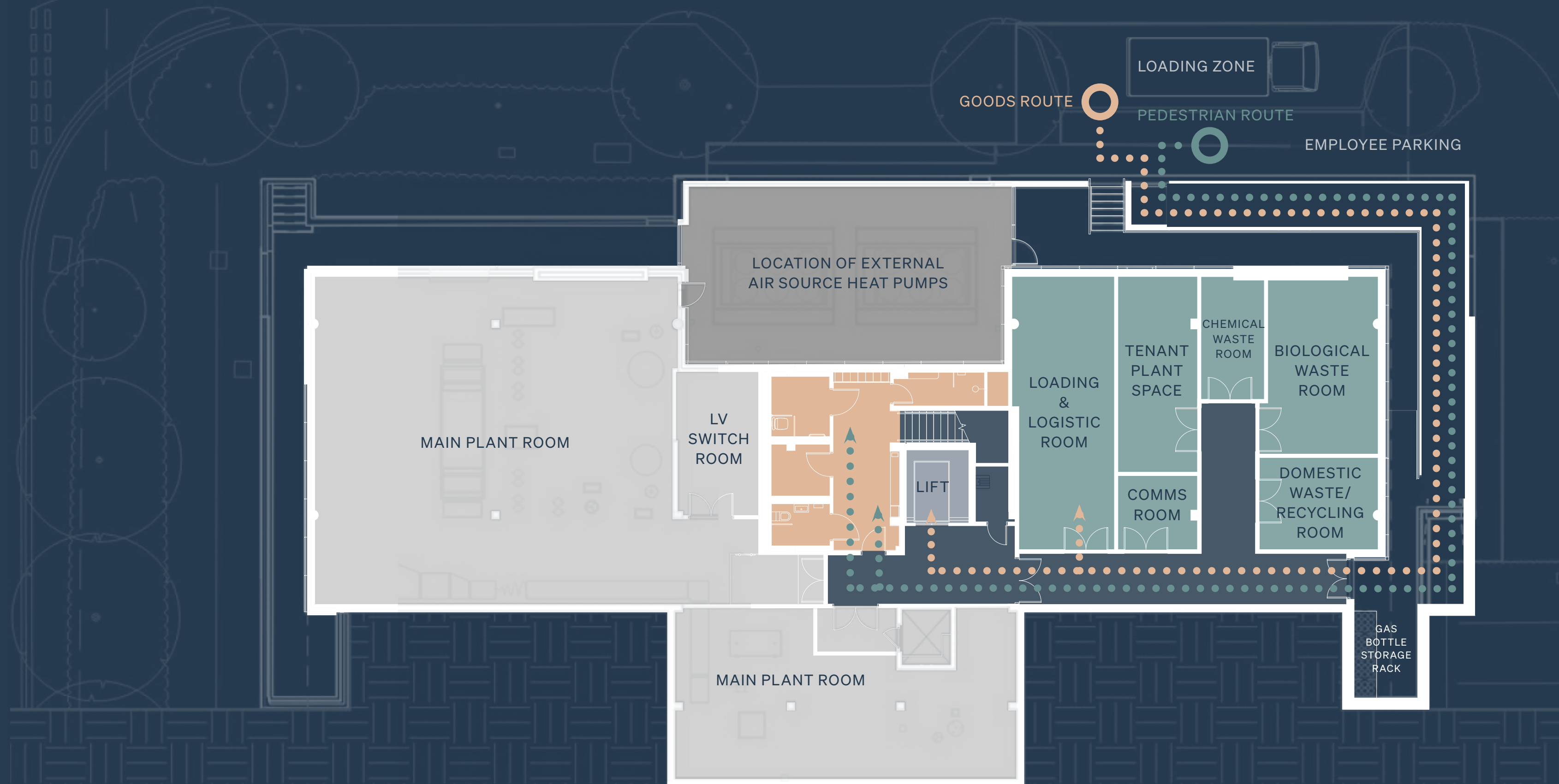
Back of House

Legend:

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

Delivery Route:

- Pedestrian Route
- Goods Route



Floor Plan Enlarged for Legibility

CONFIDENTIAL

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 centres
- Wellness events & workshops
- Walking & running trails

Access

- Dry cleaning services
- Car valet services
- Mobile hospitality services

Brain Power

- Lunch & learn workshops
- Virtual educational opportunities
- Fully equipped meeting & breakout spaces
- Industry-focused talks

Taste

- Food trucks
- Great food & coffee

Generosity

- Donation collections
- E-waste recycling
- Blood drives

Connections

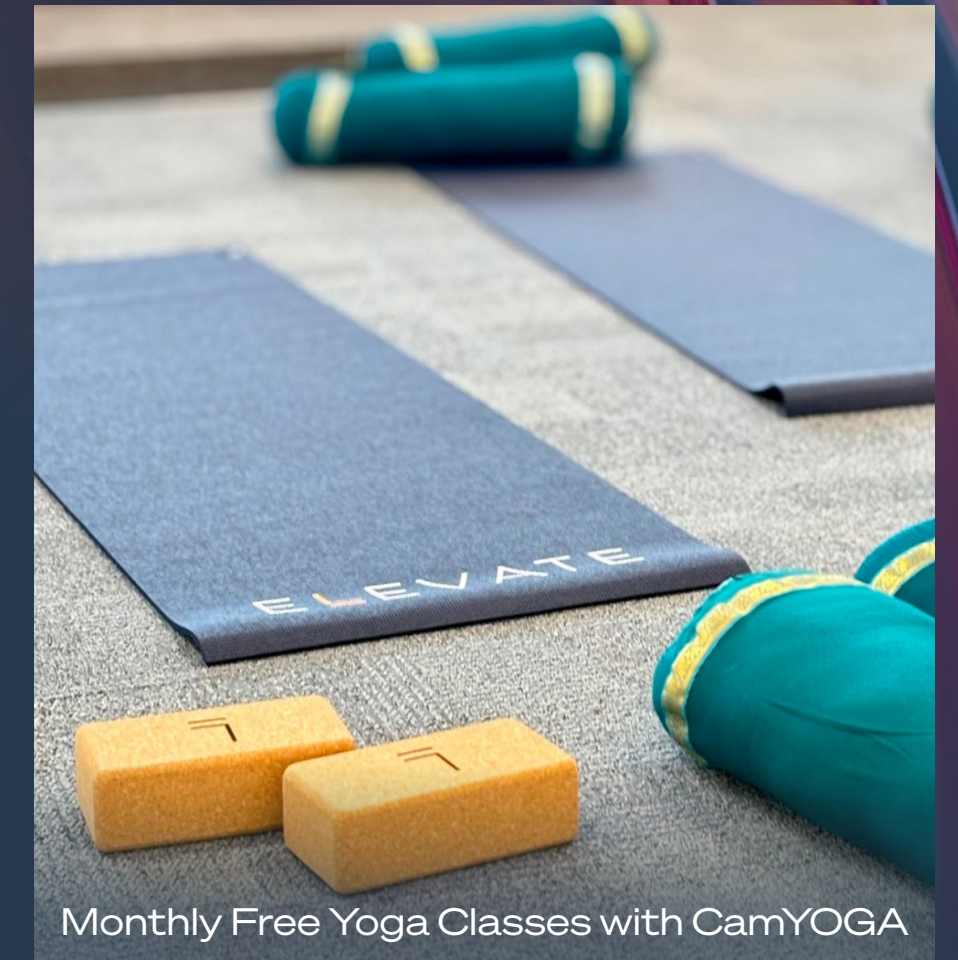
- Networking & happy hours
- Seasonal events
- Welcome tours & gifts
- Connection into Longfellow's broad network

Play

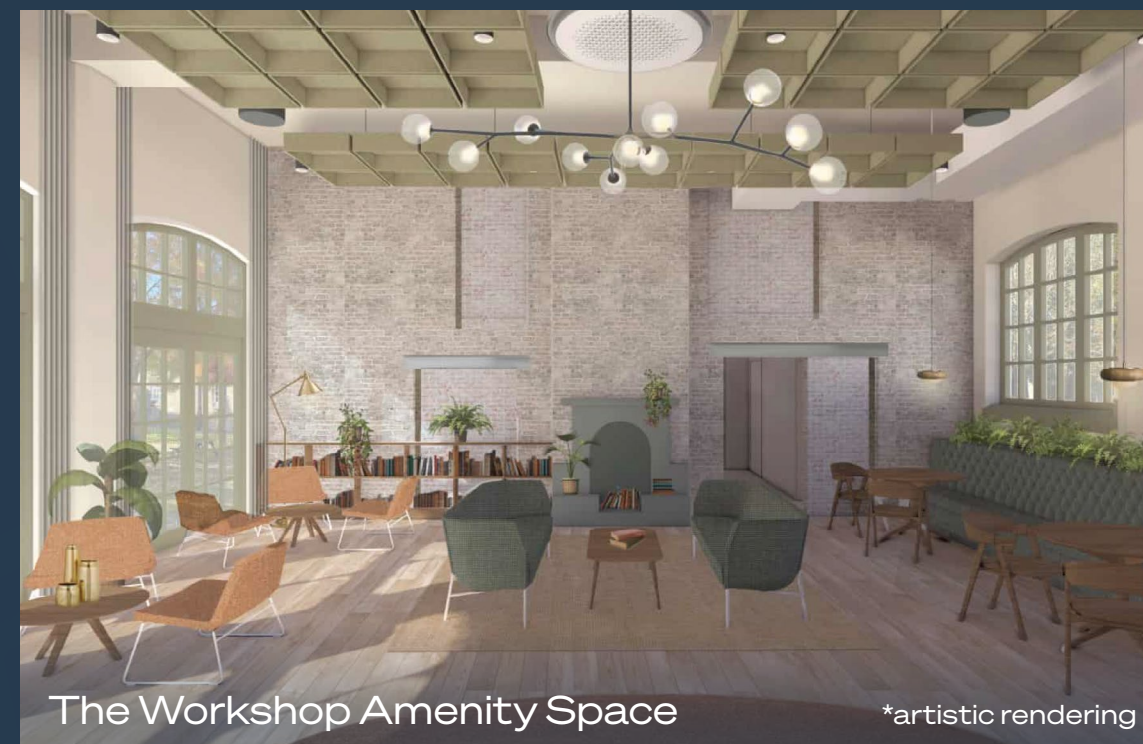
- Competitions & prizes
- Outdoor gaming



Third Thursday Food Trucks



Monthly Free Yoga Classes with CamYOGA



The Workshop Amenity Space

*artistic rendering



Events & Workshops

Write Cambridge's next chapter at CamLIFE

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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