# Space to Open Minds





## 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

## 16 mins

To Cambridge station & Addenbrooke's Hospital by bike

## 28 mins

To Stansted Airport by train from Cambridge station

## 12 mins

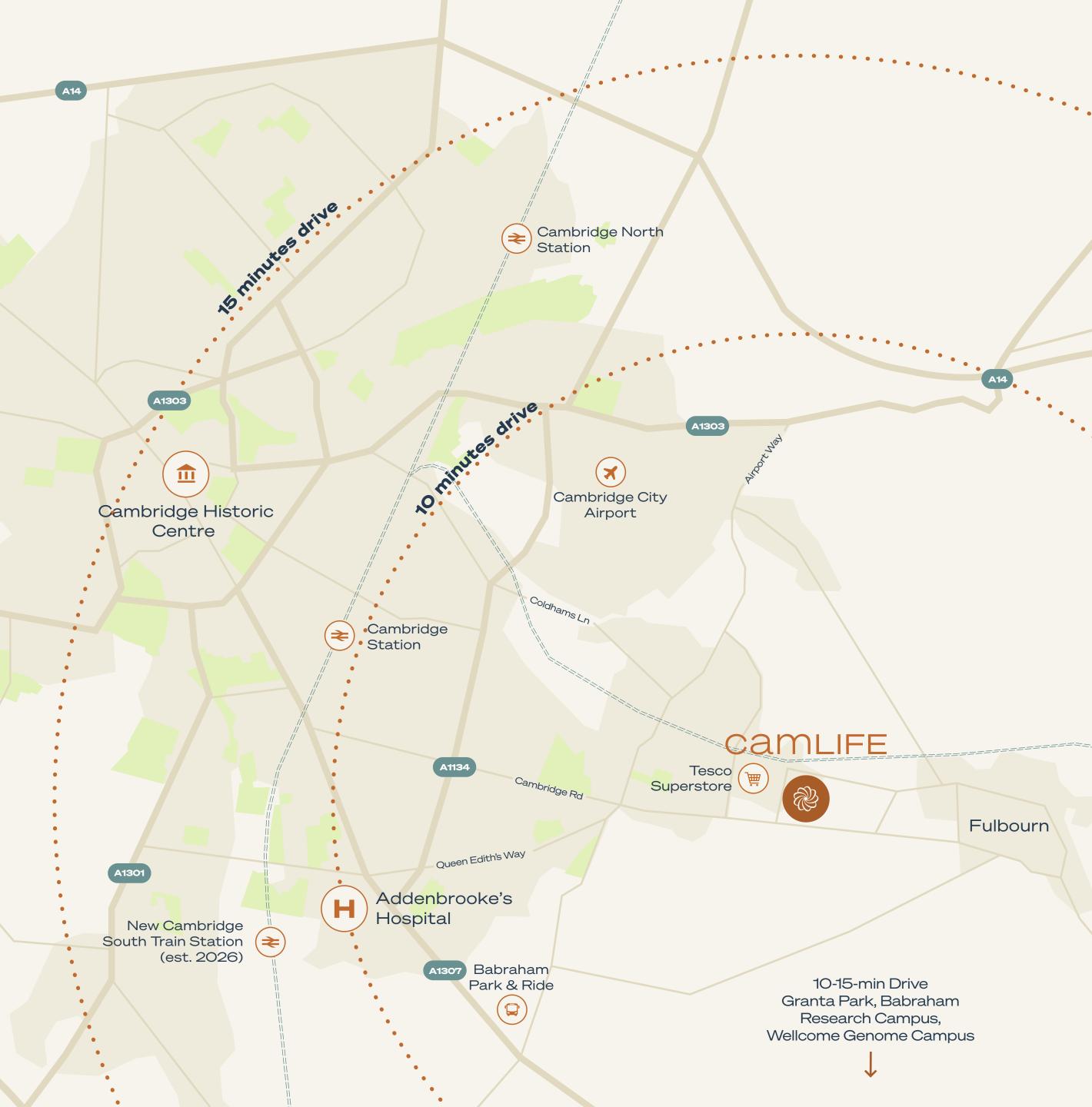
To Cambridge station & Addenbrooke's Hospital by car

## 25 mins

To Cambridge station & historic centre by bus

## 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



## Landlord Provided

• Demountable glazed partitions

Day 1

- Floor finishes resilient flooring with cove base
- Ceilings with general illumination and Ceiling Service Tiles

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- Lab casework 50% lab benches, lab sinks, fume hood
- Handwash sink and emergency shower adjacent to entrance
- Statutory signage & manifestation



## Possible Tenant Modifications

Day 2

19

20

Remainder of lab casework and furniture

1 1

• Additional Lab Support Rooms (Tissue Culture Labs etc.) available upon request

45 45



## 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:

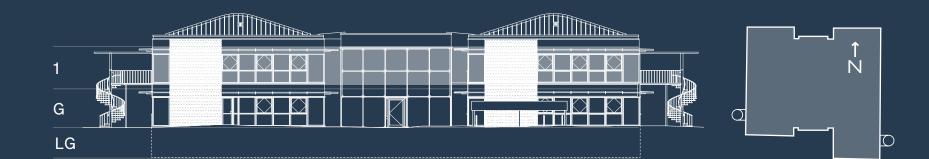


50-62 Lab Benches

• 3 Lab Sinks



1 Emergency Shower







Cam 3 Level G

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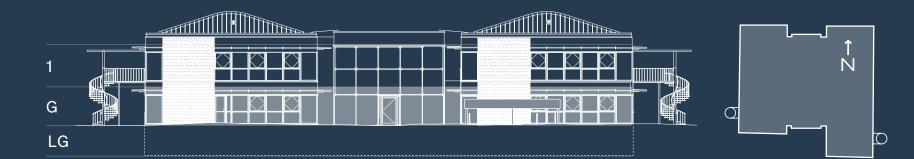


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1 Emergency Shower









## Back of House

#### Legend:

End of Trip



Circulation

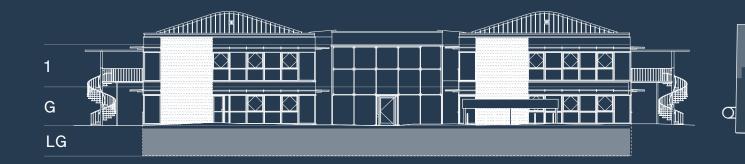


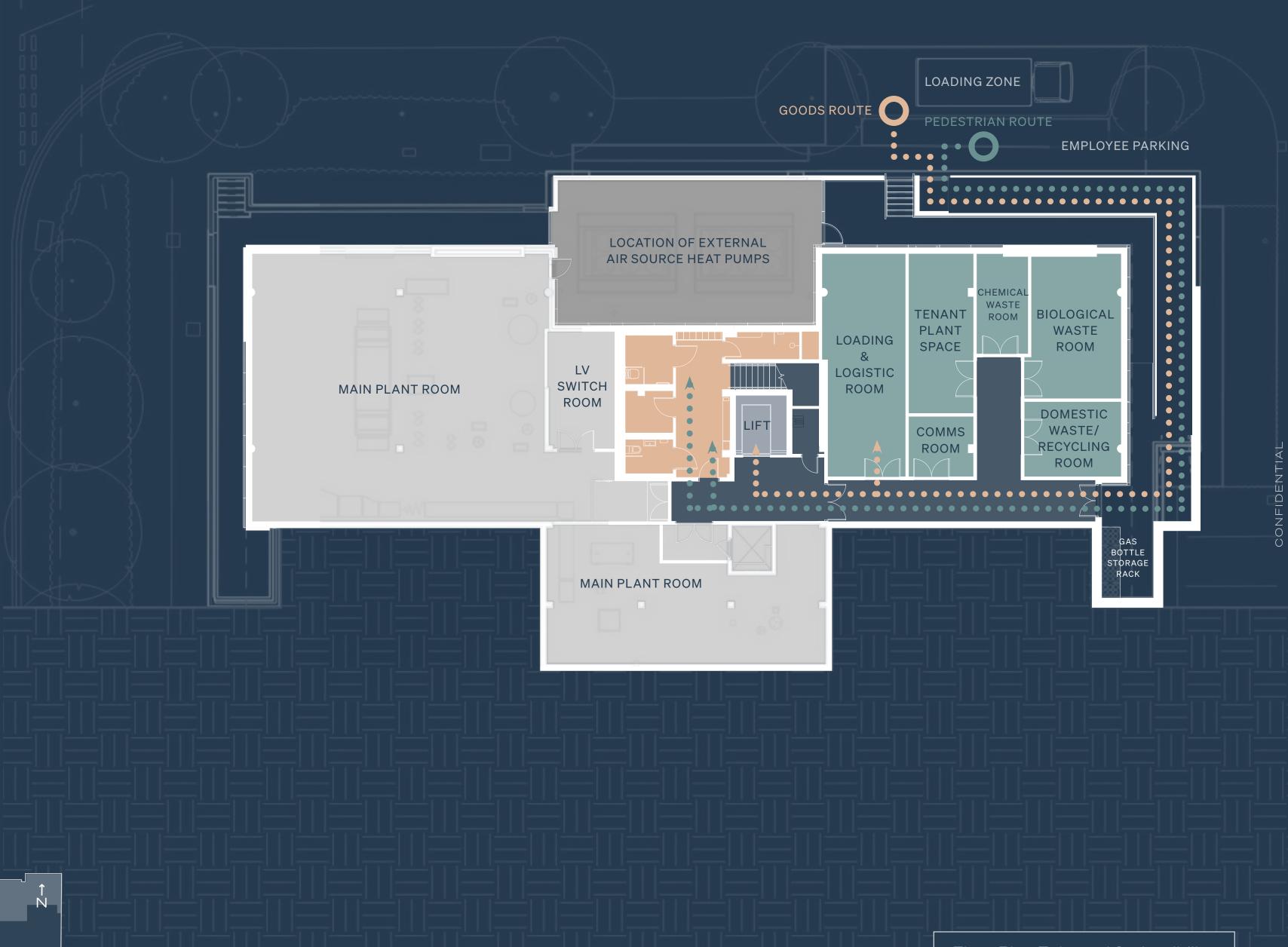
External Plant

Lift

Delivery Route:

- ••• Pedestrian Route
- ••• Goods Route





## 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

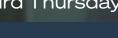
#### Connections

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

#### Play

- Competitions & prizes
- Outdoor gaming









Monthly Free Yoga Classes with CamYOGA







## 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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