

First-Step

by journey



NO.5

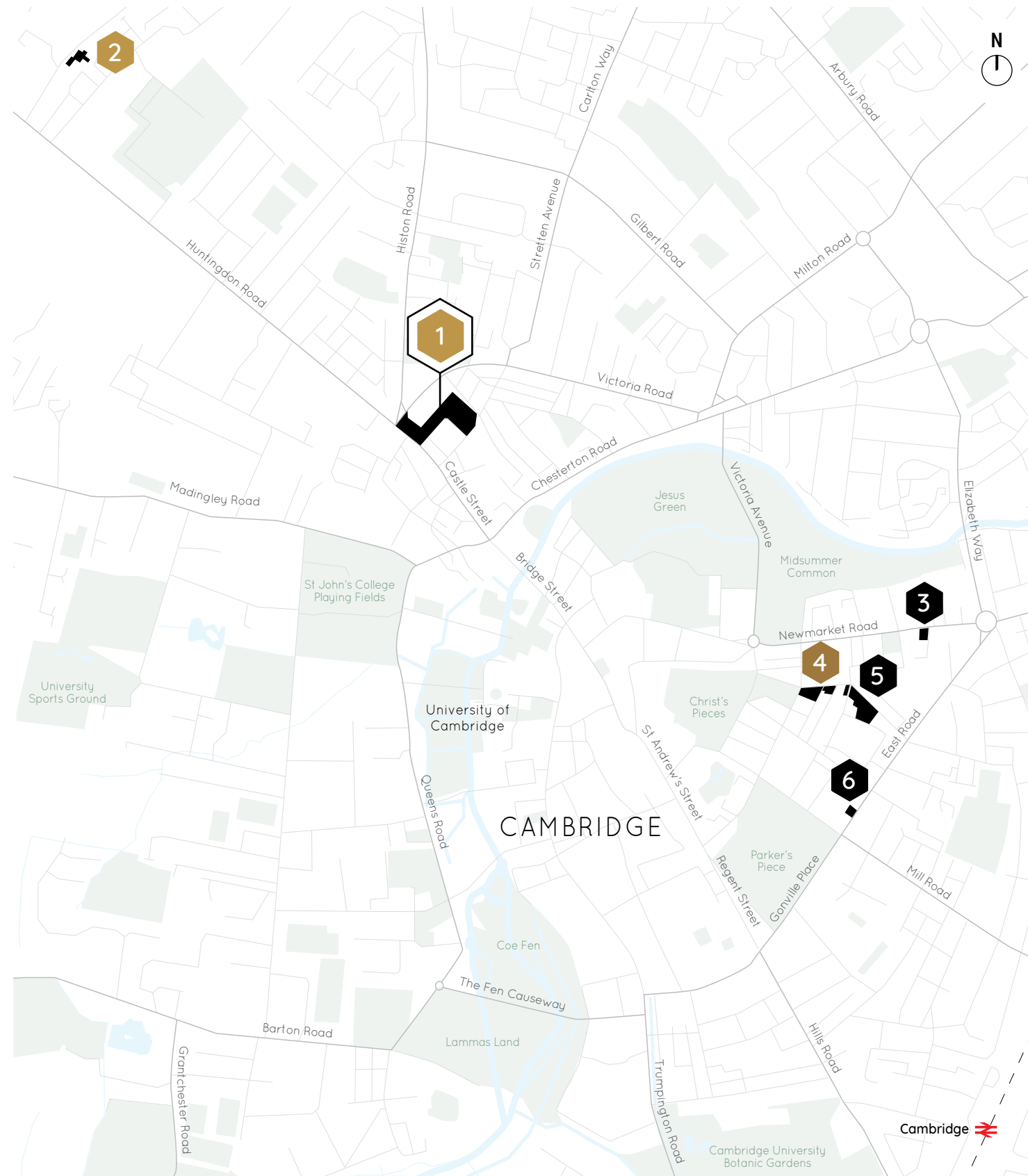


journeyre.io

The Need / Cambridge is leading the world in research and early-stage innovation, but lacks physical space for founders and growing firms to harness it. Instead of being forced to find the few available start-up labs outside Cambridge, **First-Step by journey** will provide the urban, fully-fitted lab space companies need —

— so you can focus your time and resources on your venture.

JOURNEY PORTFOLIO / CAMBRIDGE



The start-up hub is located in north-west Cambridge, between the science parks in north Cambridge and the West Cambridge Innovation District, just off Huntingdon Road with access via bus, bicycle and car directly to the historic city centre. This site is one of six workplace locations across Cambridge managed by journey.

- 1 Journey Campus
 - 2 Co-Labs
 - 3 Generator
 - 4 The Fitzroy
 - 5 Burleigh Campus
 - 6 Wellington House
- journey Labs

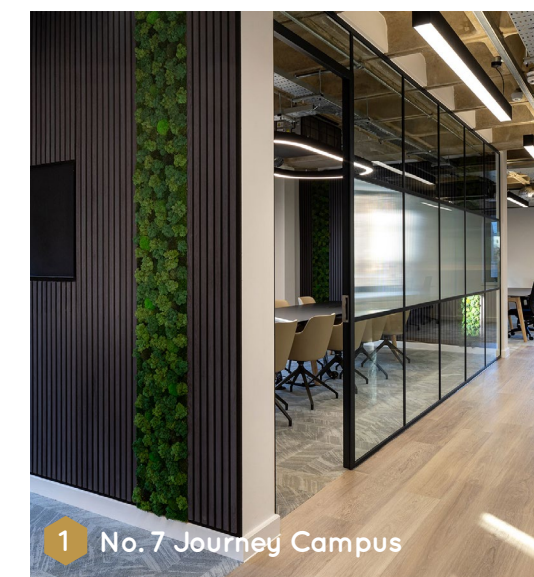
First-Step by journey sits within the journey portfolio - a property company focused on delivering flexible and fitted spaces in the UK's key knowledge economies. This allows our residents to focus on growing their core business rather than tying up capital and energy in real estate strategy.

The operational portfolio will include lab, incubator, R&D, workspace, event space and supporting amenities including residences. The goal is to create unique spaces for our residents and to promote well-being and ESG.

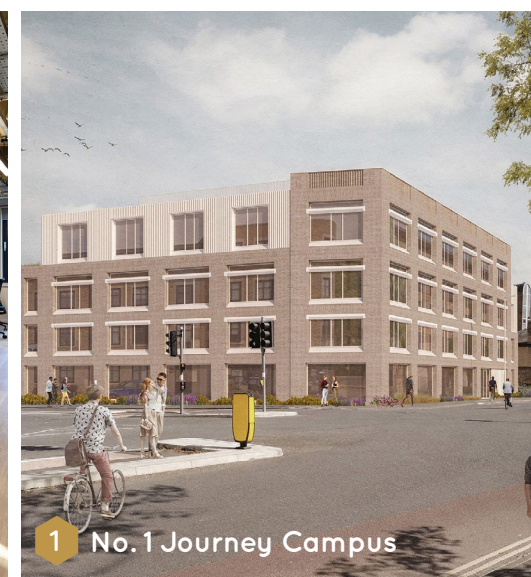
The platform will be connected by a digital interface providing communication, clubs, and events to create a member community.

journey has an experienced management team that understands the importance of listening and reacting to customer requirements. This is especially important for fast growing companies that have dynamic and evolving space requirements.

JOURNEY CAMPUS,
CAMBRIDGE, CB3 0AJ



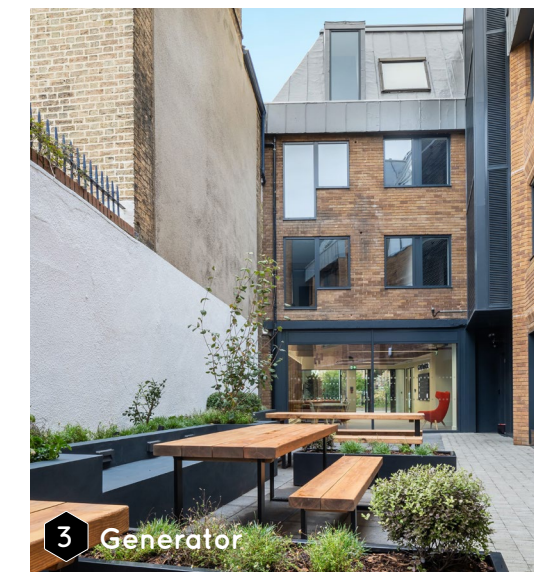
1 No. 7 Journey Campus



1 No. 1 Journey Campus



2 Co-Labs by journey



3 Generator



4 The Fitzroy



5 Burleigh Campus

First-Step by journey will offer fully-fitted, scale-up laboratory space designed for growing life companies.

Conveniently located in Cambridge city centre, First-Step by journey is in proximity to a wealth of amenity and only a short cycle from the West Cambridge Innovation District and the University of Cambridge.

Offering a range of private lab and write-up spaces from 500 sq ft to 6,000 sq ft, First-Step by journey will cater for both early-stage and scale-up companies in Cambridge. Labs are available on flexible leases, with convenient all-inclusive pricing and are fully fitted so you can move in straight away and focus your time and resources on innovation. These private suites are being delivered alongside shared equipment rooms, meeting rooms, breakout areas, a café, shower facilities, a cycle hub and on-site parking.

Alongside the bricks and mortar, our dedicated on-site team and portfolio partners will provide the support you need to grow your business.



BUILDING & AMENITY /
JOURNEY CAFÉ

First-Step by journey has been designed specifically for collaboration-minded businesses wanting a base in the city centre.

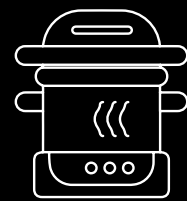
The new journey café, located in the heart of the campus, will help facilitate this collaboration by providing the perfect setting for knowledge-sharing.





Private Lab

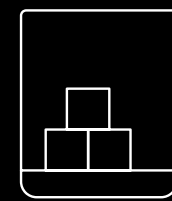
On-site, you will have access to shared services and equipment which will include:



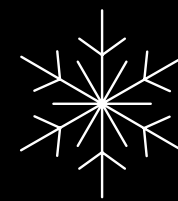
Autoclave



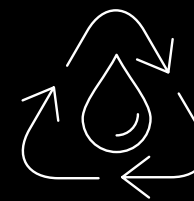
Glass Wash



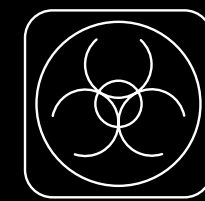
Ice Machine



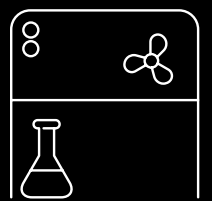
-80 Freezers



Water Purifier



Clinical Waste Store



Fume Cupboard

Additional services and equipment are available subject to understanding more about your R&D and how we can help.

BUILDING & EQUIPMENT /
OPEN PLAN CO-WORKING AND BREAKOUT SPACE





Meeting Room

BUILDING & EQUIPMENT / SPECIFICATION

Residents will also have access to a range of on-site facilities which include:



Fully Fitted Labs & Offices



Shared Equipment Rooms



Liquid Nitrogen & Gas Store



On-site Café



Meeting & Board Rooms



Event Space*



Networking & Events Programme



Communal Kitchenette & Breakout Area



Showers



Flexible Leases with All-Inclusive Rents (excluding business rates)



Secure Bike Storage



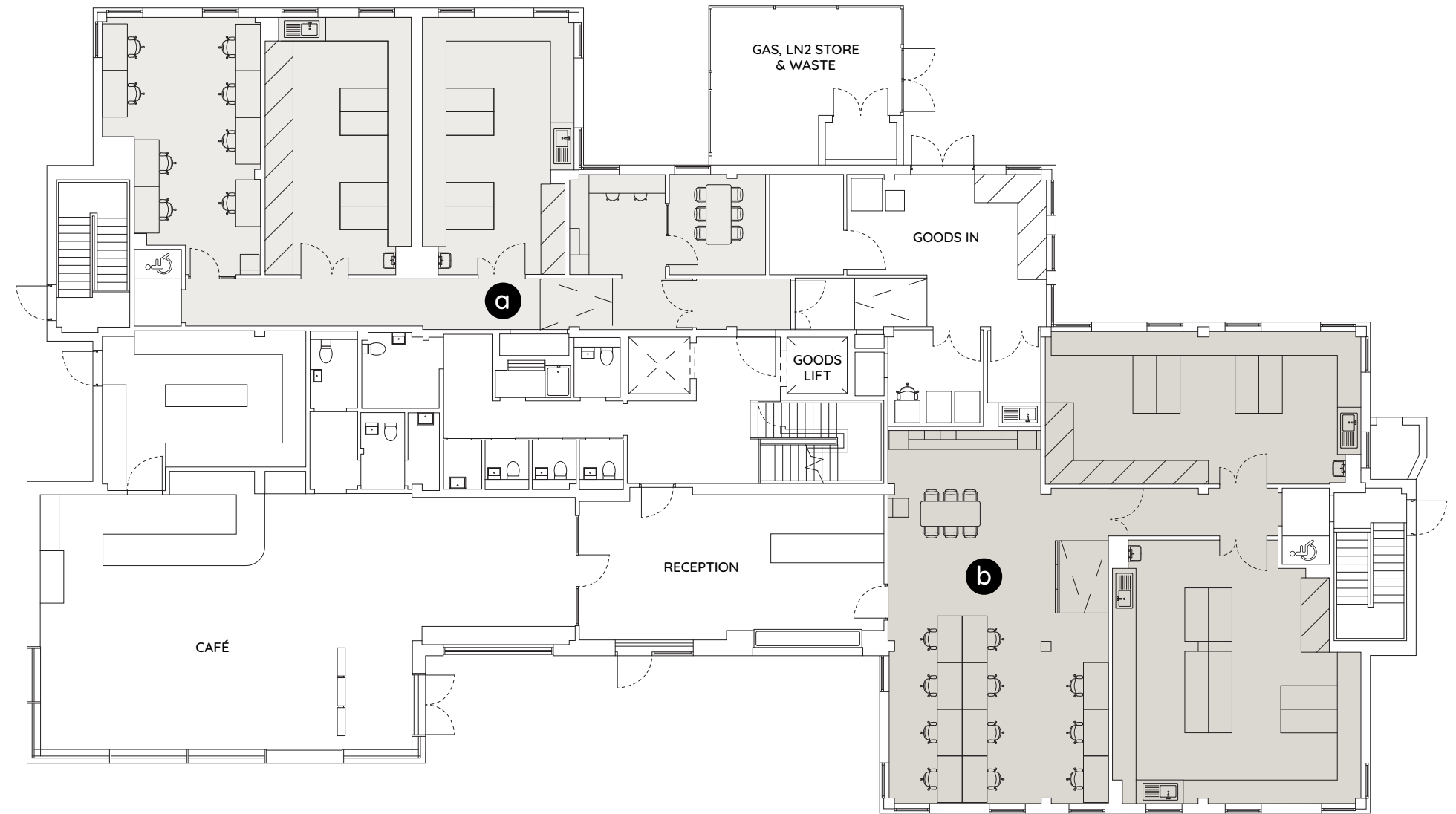
On-Site Car Parking

FLOOR PLANS /
BUILDING AVAILABILITY

GROUND

Unit	Space	Benches	Desks
a Lab 1	2x labs, 1x write-up space 6x person meeting room Kitchenette	14	8
b Lab 2	2x labs, 1x write-up space Kitchenette & breakout space	16	11

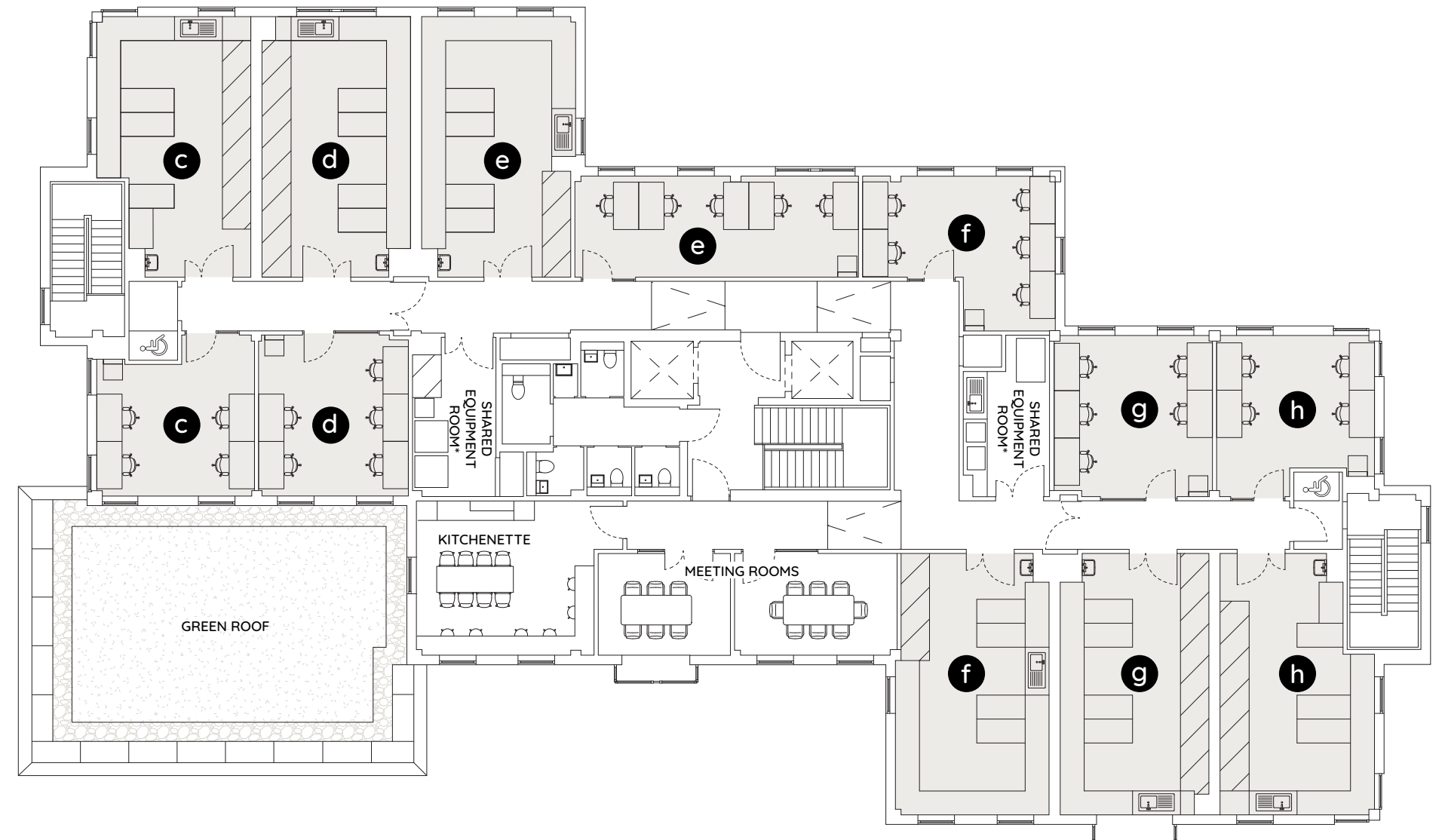
GROUND



LEVEL 1

Unit	Space	Benches	Desks
c Lab 3	Lab & write up space	6	4
d Lab 4	Lab & write up space	7	5
e Lab 5	Lab & write up space	7	5
f Lab 6	Lab & write up space	7	5
g Lab 7	Lab & write up space	7	5
h Lab 7	Lab & write up space	6	4

LEVEL 1



*Shared Equipment Room includes: autoclave, glass wash, ice machine, purified water, -80 freezer space and a recirculating fume hood.

FLOOR PLANS /
BUILDING AVAILABILITY

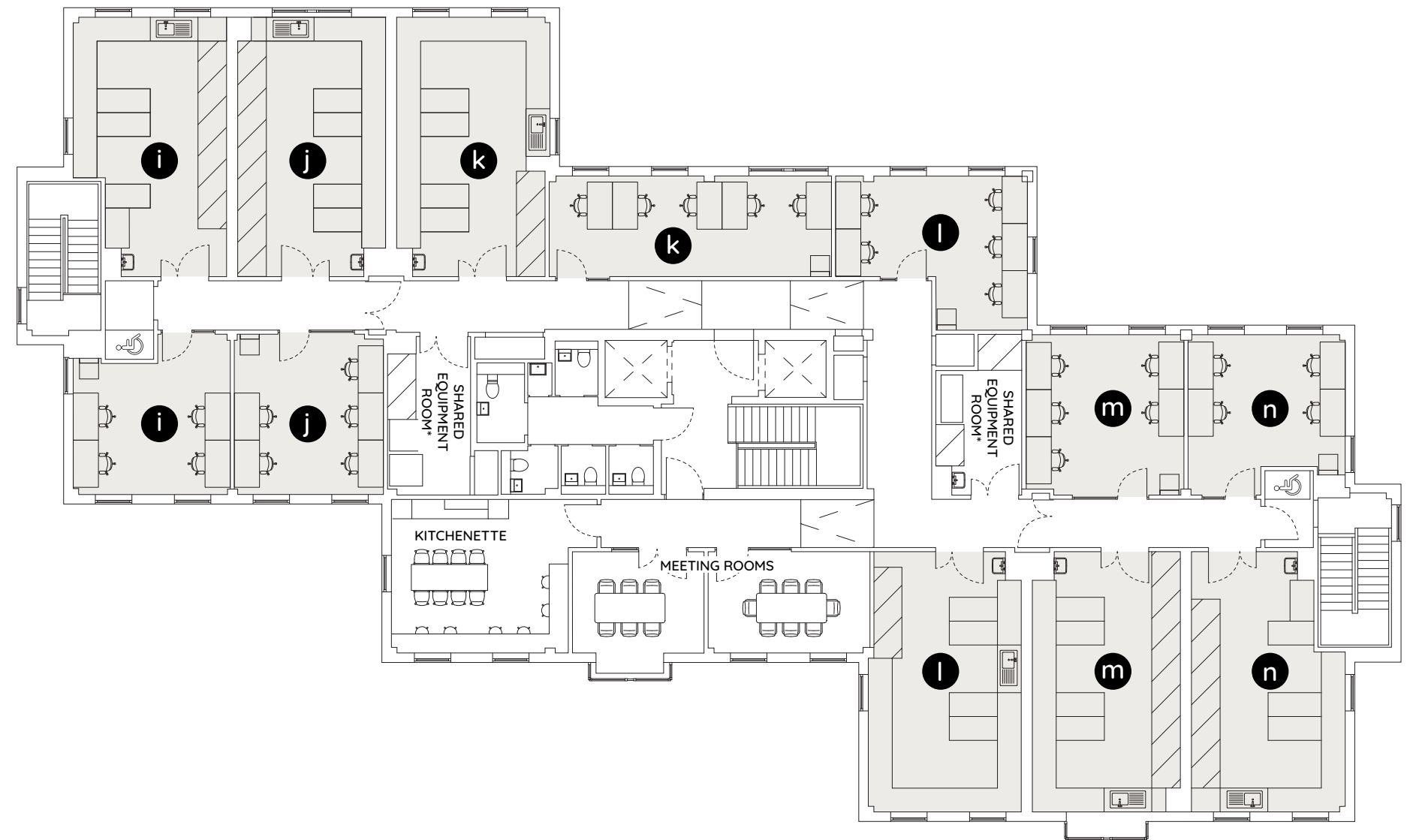
LEVEL 2

Unit	Space	Benches	Desks
i Lab 8	Lab & write up space	6	4
j Lab 9	Lab & write up space	7	5
k Lab 10	Lab & write up space	7	5
f Lab 11	Lab & write up space	7	5
m Lab 12	Lab & write up space	7	5
n Lab 13	Lab & write up space	6	4

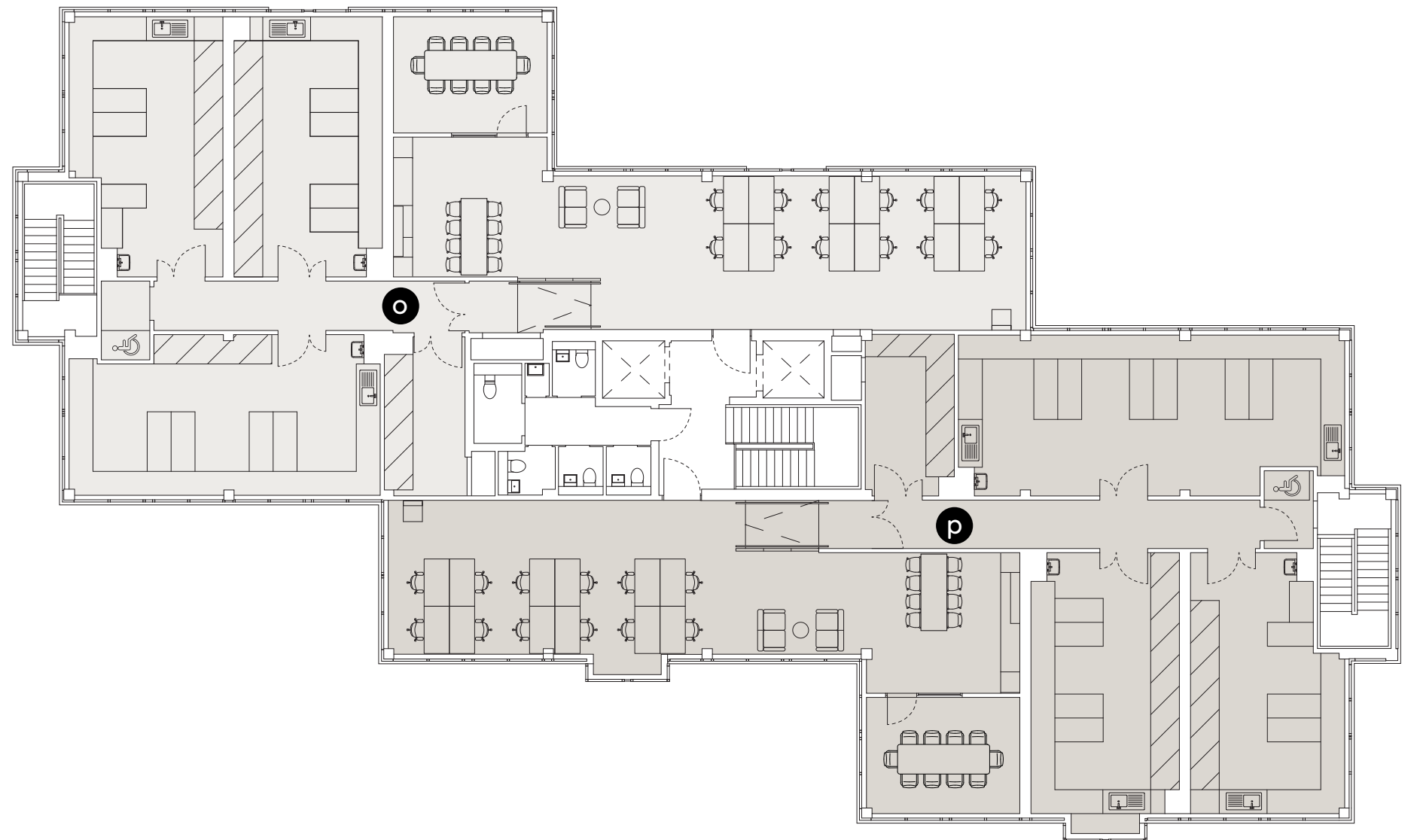
LEVEL 3

Unit	Space	Benches	Desks
o Lab 14	3x labs, 1x write-up space 10x person meeting room Kitchenette & breakout space	17	12
p Lab 15	3x labs, 1x write-up space 10x person meeting room Kitchenette & breakout space	18	12

LEVEL 2





LEVEL 3

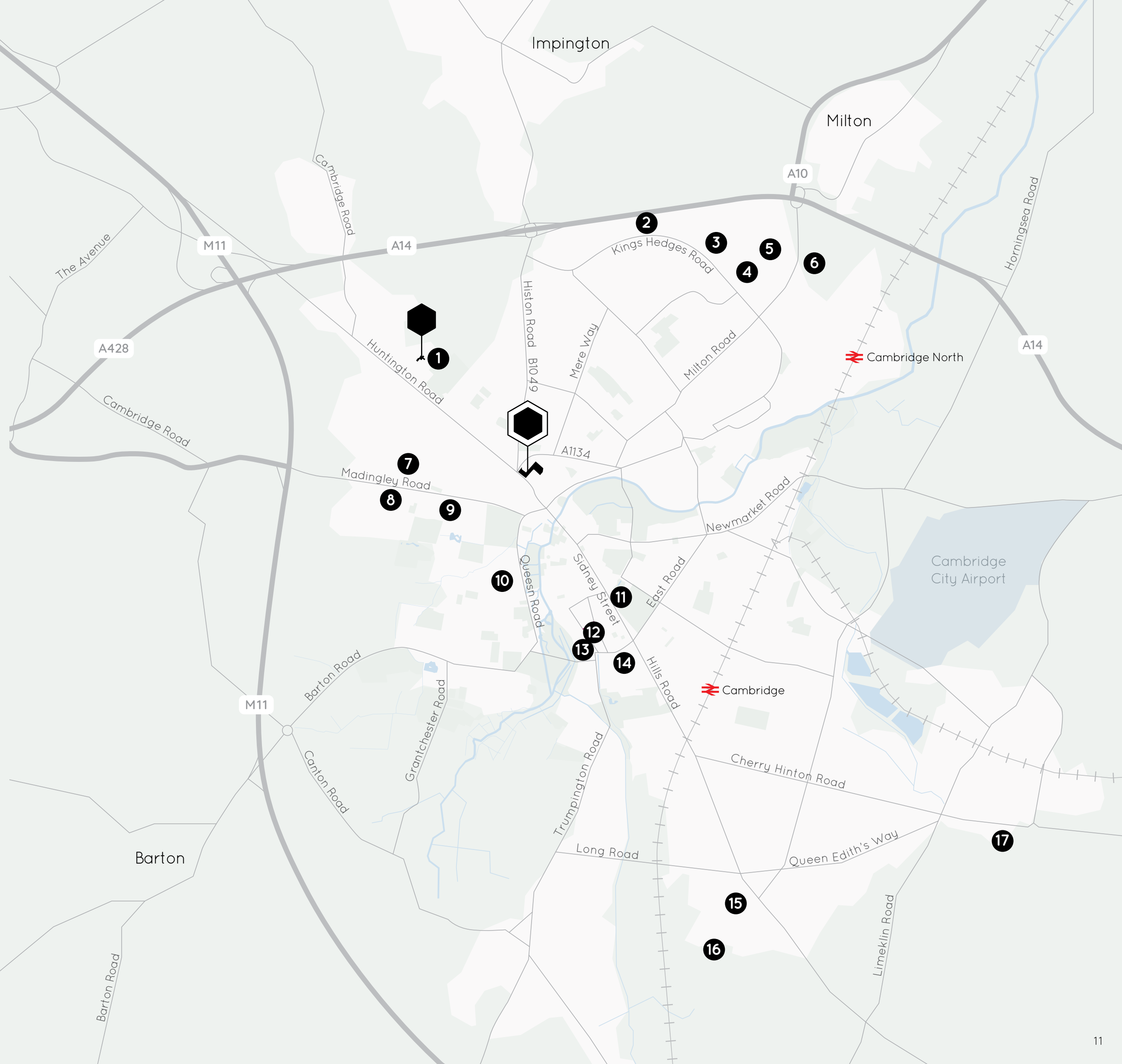


*Shared Equipment Room includes: autoclave, glass wash, ice machine, purified water, -80 freezer space and a recirculating fume hood.

WIDER CAMBRIDGE CITY CENTRE /
SCIENCE & INNOVATION FACILITIES

- 1 Crop Sciences Centre
- 2 Allia Future Business Centre Cambridge Campus
- 3 181 Cambridge Science Park
- 4 Bio-Innovation Centre, Cambridge Science Park
- 5 Bradfield Centre, Cambridge Science Park
- 6 St Johns Innovation Park
- 7 Cambridge University Madingley Site
- 8 West Cambridge:
Maxwell Centre, Hauser Forum, Cavendish Lab
- 9 Cambridge University Centre for Mathematical Sciences
- 10 Cambridge University Library
- 11 Cambridge Institute for Sustainability Leadership
- 12 Judge Business School
- 13 Cambridge University Department of Engineering
- 14 Cambridge University Chemical Lab
- 15 Addenbrookes Hospital Campus
- 16 Cambridge Biomedical Campus:
Astra Zeneca, Milner Therapeutics Institute
- 17 Peterhouse Technology Park

-  Journey Campus
-  Co-Labs



WIDER CAMBRIDGE CITY CENTRE /
LOCAL AMENITIES & TRANSPORT LINKS

Journey Campus is situated on the edge of the City centre at the southern end of the main arterial roads of Huntingdon Road, Histon Road and Madingley Road, which ensures easy access to the A14, M11, A428 and the inner ring road.

County Hall and the historic Castle Mound are situated adjacent to the park. There are frequent bus services, including the Cambridge Guided Bus, to and from the city centre as well as Cambridge North and Cambridge Station.

Within walking distance are a wide variety of restaurants, bars and coffee shops, along with a number of retail options on Bridge Street leading into Market Square.

Travel times

🚆 Cambridge Station

Car	13 mins
Cycle	12 mins
Bus	17 mins
E-Scooter	19 mins

🚆 Cambridge North Station

Car	14 mins
Cycle	16 mins
E-Scooter	24 mins
Bus	34 mins

🚗 M11/A14 Junction by Car

Huntingdon Road	9 mins
Cambridge Road	9 mins
Milton Road	12 mins

Bars & Restaurants

	walking time
1 Sir Isaac Newton	1 mins
2 Pakka	2 mins
3 Namaste Village	3 mins
4 The Architect	3 mins
5 Castle Inn	3 mins
6 The Grapes	4 mins
7 Carpenters Arms	4 mins
8 The Punter	5 mins
9 Galleria	7 mins
10 The Topsy Vegan	8 mins
11 The River Bar	9 mins
12 KIBOU	12 mins
13 The Ivy	13 mins

Coffee

1 Kettle's Yard Cafe	5 mins
2 Frédéric's	7 mins
3 Fitzbillies	7 mins
4 Bould Brothers Coffee	10 mins
5 Michaelhouse Cafe	14 mins
6 Cafe at Abantu	15 mins
7 Market Square Coffee	16 mins

University Colleges

1 St John's College	8 mins
2 Jesus College	13 mins
3 Trinity College	15 mins
4 Christ's College	15 mins
5 Emmanuel College	17 mins

Retail

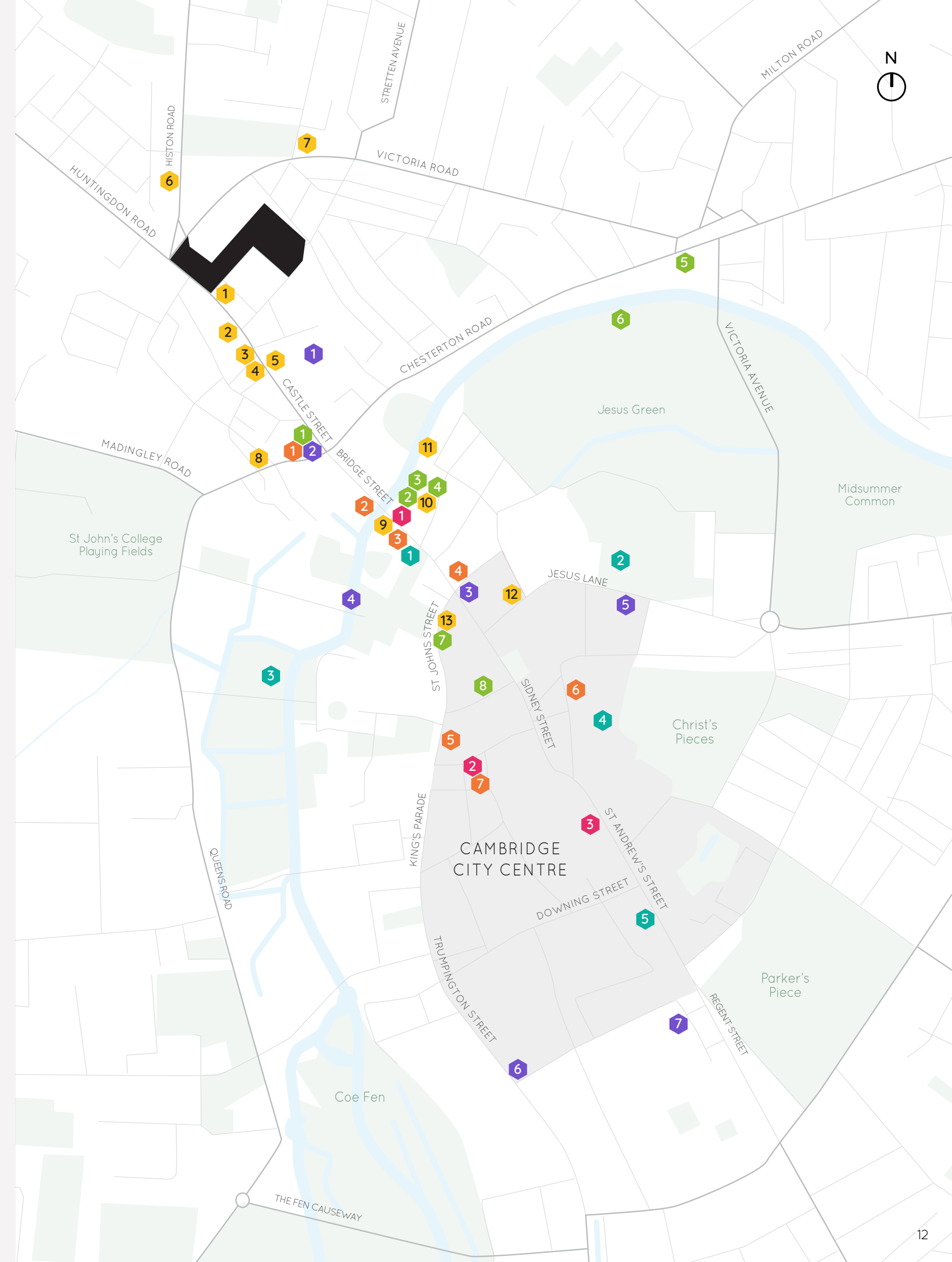
	walking time
1 Cambridge Wine Merchants	7 mins
2 All Saints Garden Art & Craft Market	11 mins
3 Cambridge Market Square	14 mins
4 Grand Arcade	15 mins
5 Lion Yard	18 mins

Leisure

1 Kettle's Yard	4 mins
2 Punting Tours Cambridge	8 mins
3 Quayside	8 mins
4 The Varsity Hotel & Spa	9 mins
5 The Tivoli	11 mins
6 Jesus Green Lido	11 mins
7 Cambridge Gin Laboratory	12 mins

Culture

1 Castle Mound	3 mins
2 The Museum of Cambridge	4 mins
3 The Round Church	10 mins
4 Bridge of Sighs	13 mins
5 All Saints Church	14 mins
6 The Fitzwilliam Museum	21 mins
7 Heong Gallery	21 mins



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Important Notice Co-Labs or Bidwells for themselves and for the vendor/lessor as agents for the vendor/lessor give notice that: The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers/lessees and neither Co-Labs or Bidwells nor the vendor/lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. Any intending purchaser/lessee should not rely upon them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to their correctness. All floor areas and other measurements are approximate. July 2025. Design by Monitto Creative.

FOR FURTHER INFORMATION /
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