

Co-Labs

by journey

93 Lawrence Weaver Rd, Cambridge CB3 0LE



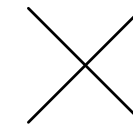
journeyre.io

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, **Co-Labs by journey** will provide the urban, fully-fitted lab space companies need —

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



Entrance Foyer



Co-Laboratories is a lab space provider and community builder that helps startups by being as flexible, affordable and connected as they require. We do this through operating our own spaces and in collaboration with partners. Co-Labs by journey, Cambridge will be our first partner site in the UK.

Co-Labs seeks to become a hub which enables small businesses to stay in the Cambridge cluster and facilitate their necessary partnerships at an early stage. We believe the environment is strengthened when they can remain in the area and collaborate more effectively, rather than being forced to vacate city centres due to cost or other reasons. We are partnering with journey by Brydell Partners because they see and understand the need for interconnected spaces to promote the health of the entire ecosystem.

Co-Labs was founded by Laura Grimwood, a scientist forced to relocate to the USA with her startup in 2015 due to lack of appropriate space. The problem wasn't fixed in the 7 years she spent understanding the US startup culture and she has brought the lessons learnt to help the UK infrastructure.

journey is a real estate company focused on facilitating innovation in key UK knowledge economies. We have a particular focus on the early-stage community. This growing cohort of new companies find accessing the right space and equipment a challenge. Our goal is to bring forward a variety of spaces in central locations that facilitate the seed to growth journey.

Our mission is to enhance the working and living experience of our customers whilst they focus on developing their research and venture. We specialise in delivering flexible and fitted spaces so that our customers can plug-in immediately and focus on their core activities.

Co-Labs by journey will be our first Cambridge lab space focused on start-ups. We will also be bringing forward our second lab start-up hub in 2025.

Phase 1 /

9 private labs ranging from 4 to 11 benches /
co-lab benches & co-working / private
offices / delivery in summer 2024

Phase 2 /

15 labs ranging from 4 to 12 benches /
private offices & co-working / delivery in 2025

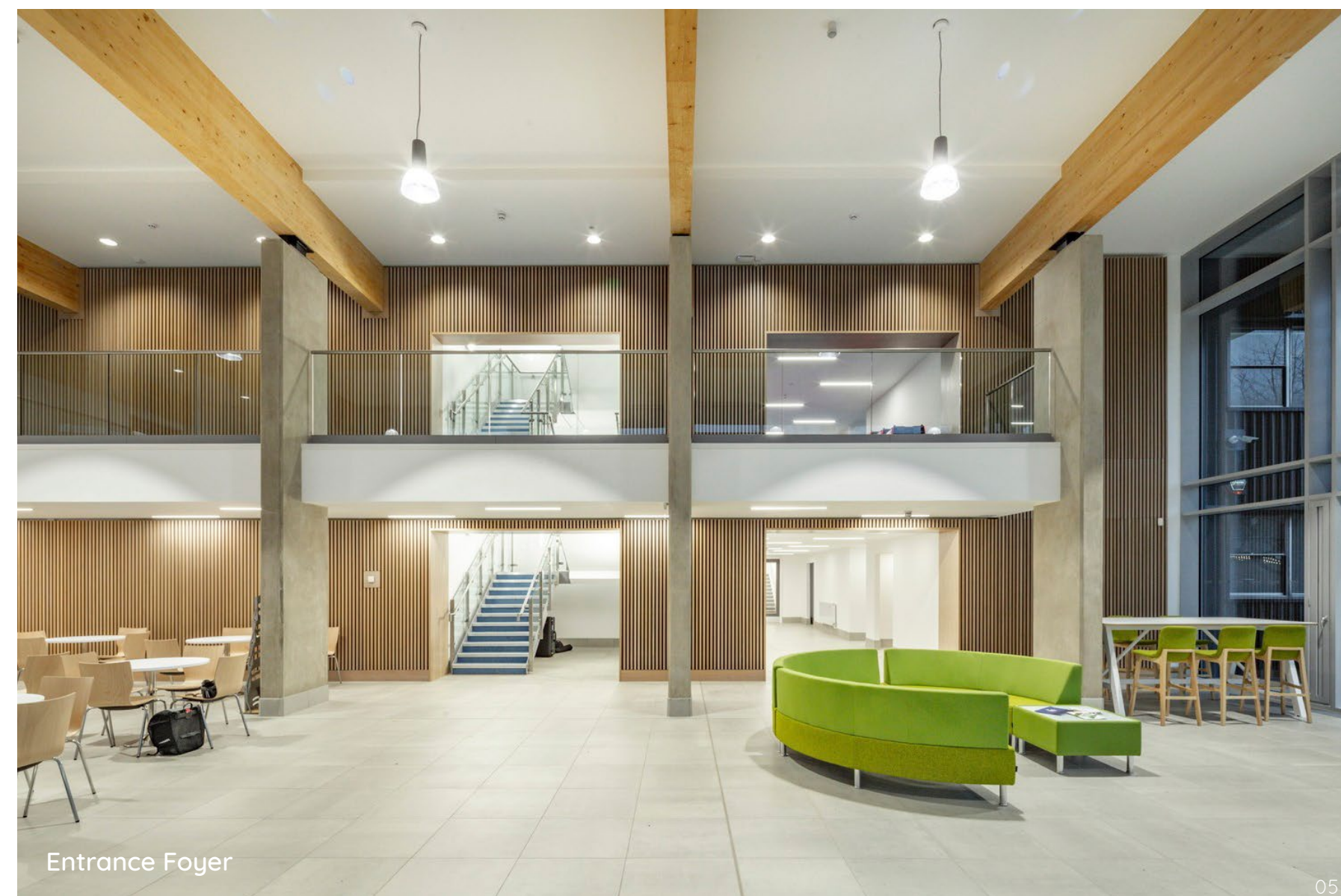
Entrance /
Conference



Building Exterior



Main Entrance

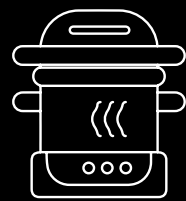


Entrance Foyer

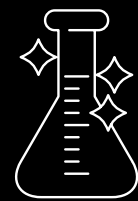
BUILDING & EQUIPMENT /
SHARED LAB SPACE



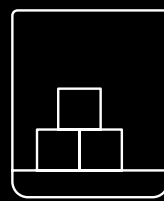
On-site, you will have access to shared services and equipment which will include:



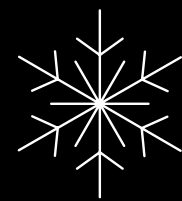
Autoclave



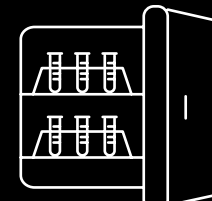
Glass Wash



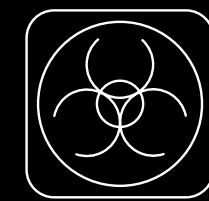
Ice Machine



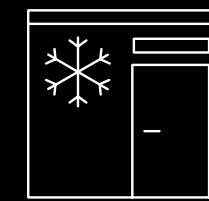
-80 Freezers



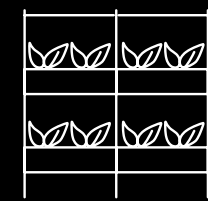
CO2 Incubators



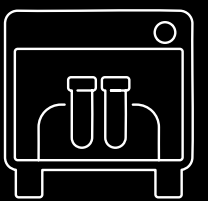
Clinical Waste Store



Cold Room



Growth Room



Tissue Culture

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



Conference Space

**BUILDING & EQUIPMENT /
SPECIFICATION**

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



Fully Fitted Labs & Offices



Co-Lab Benches



Additional Co-Working Space



Meeting & Board Rooms



Conference Space



Shared Equipment Services



Networking & Events Programme



Communal Atrium Breakout Area



Showers



On-Site Car Parking



Secure Bike Storage



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

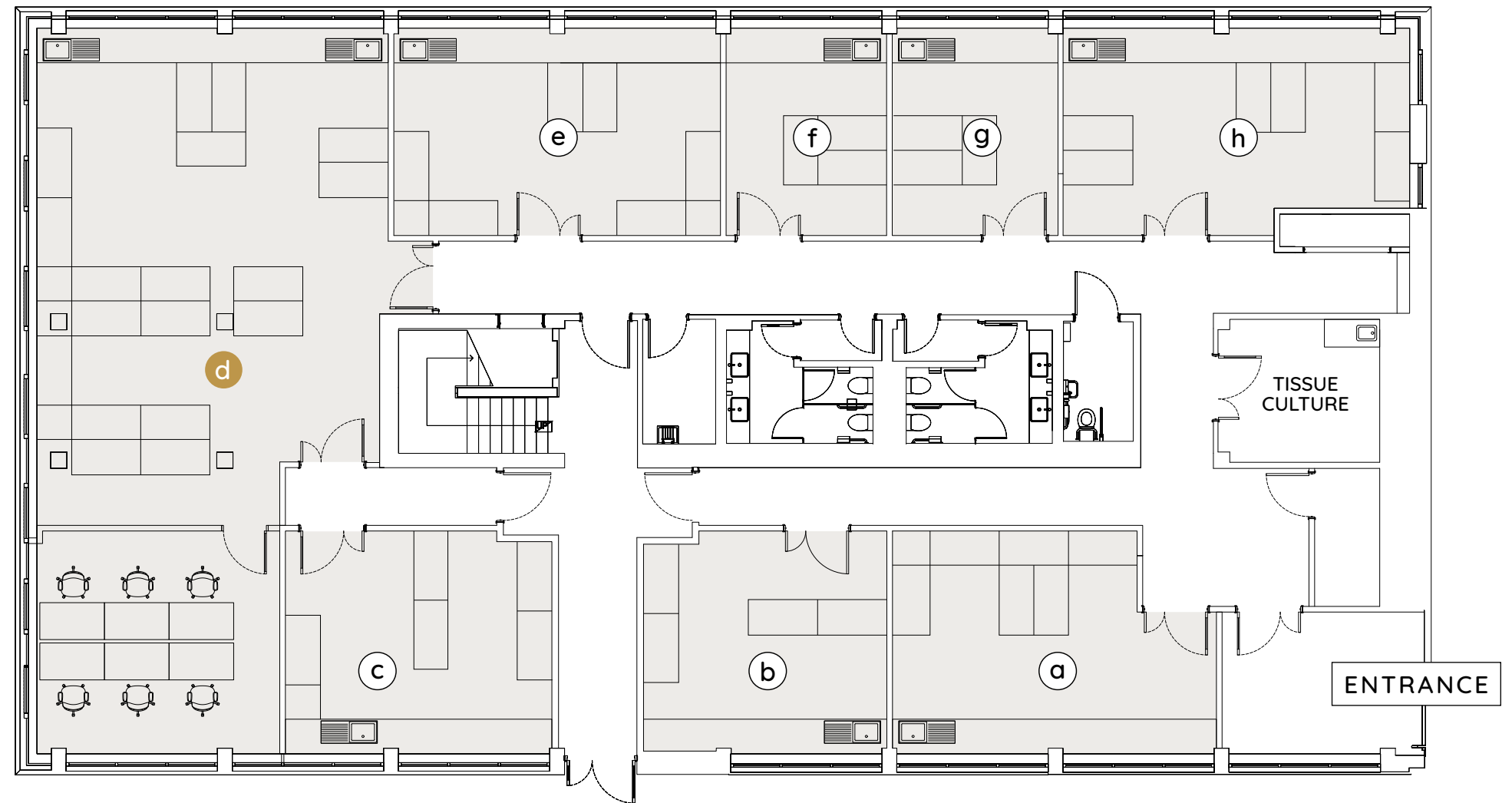
PHASE 1 /

BUILDING AVAILABILITY

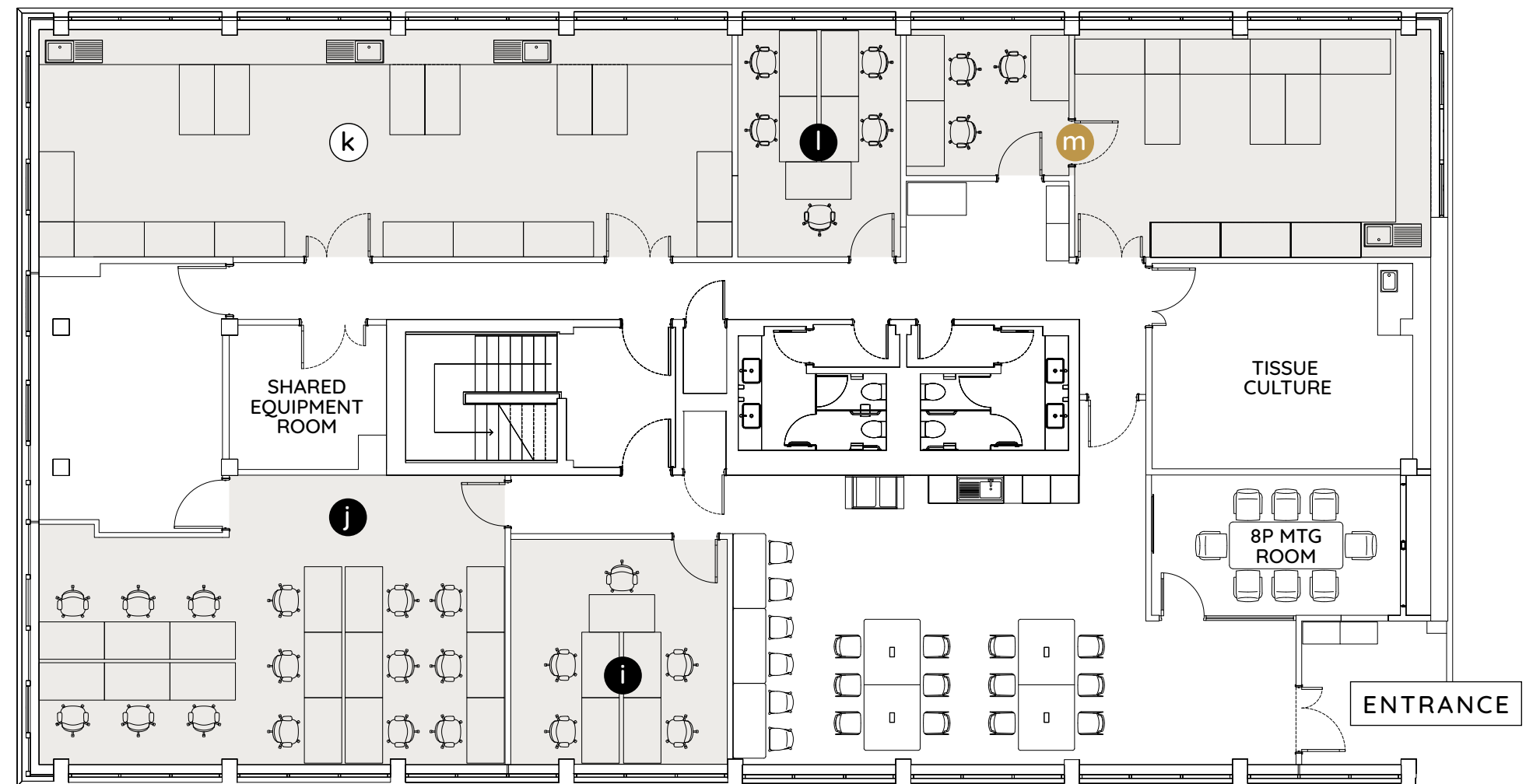
Unit	Space	Benches	Desks
a Lab 1	Private Lab	8	-
b Lab 2	Private Lab	6	-
c Lab 3	Private Lab	7	-
d Lab & Write-Up 4	Private Lab & Workspace	20	6
e Lab 5	Private Lab	8	-
f Lab 6	Private Lab	4	-
g Lab 7	Private Lab	4	-
h Lab 8	Private Lab	8	-
i Write-Up 1	Private Workspace	-	5
j Co-Office 2	Co-Working	-	15
k Co-Lab	Co-Working Benches	15	-
l Write-Up 3	Private Workspace	-	5
m Lab & Write-Up 9	Private Lab & Workspace	11	3

○ Lab ● Write-Up ● Lab & Write-Up

GROUND





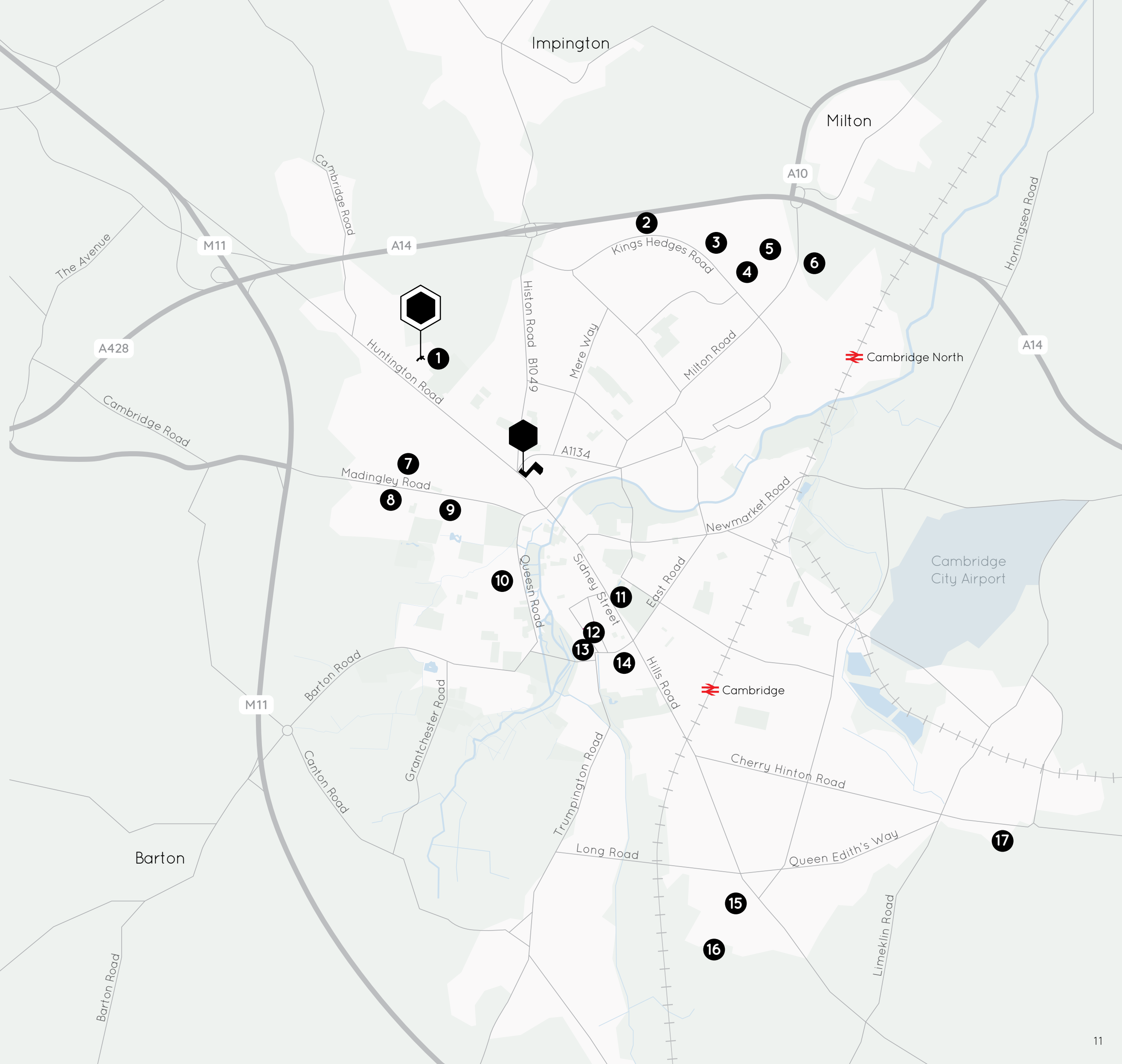
LEVEL 1



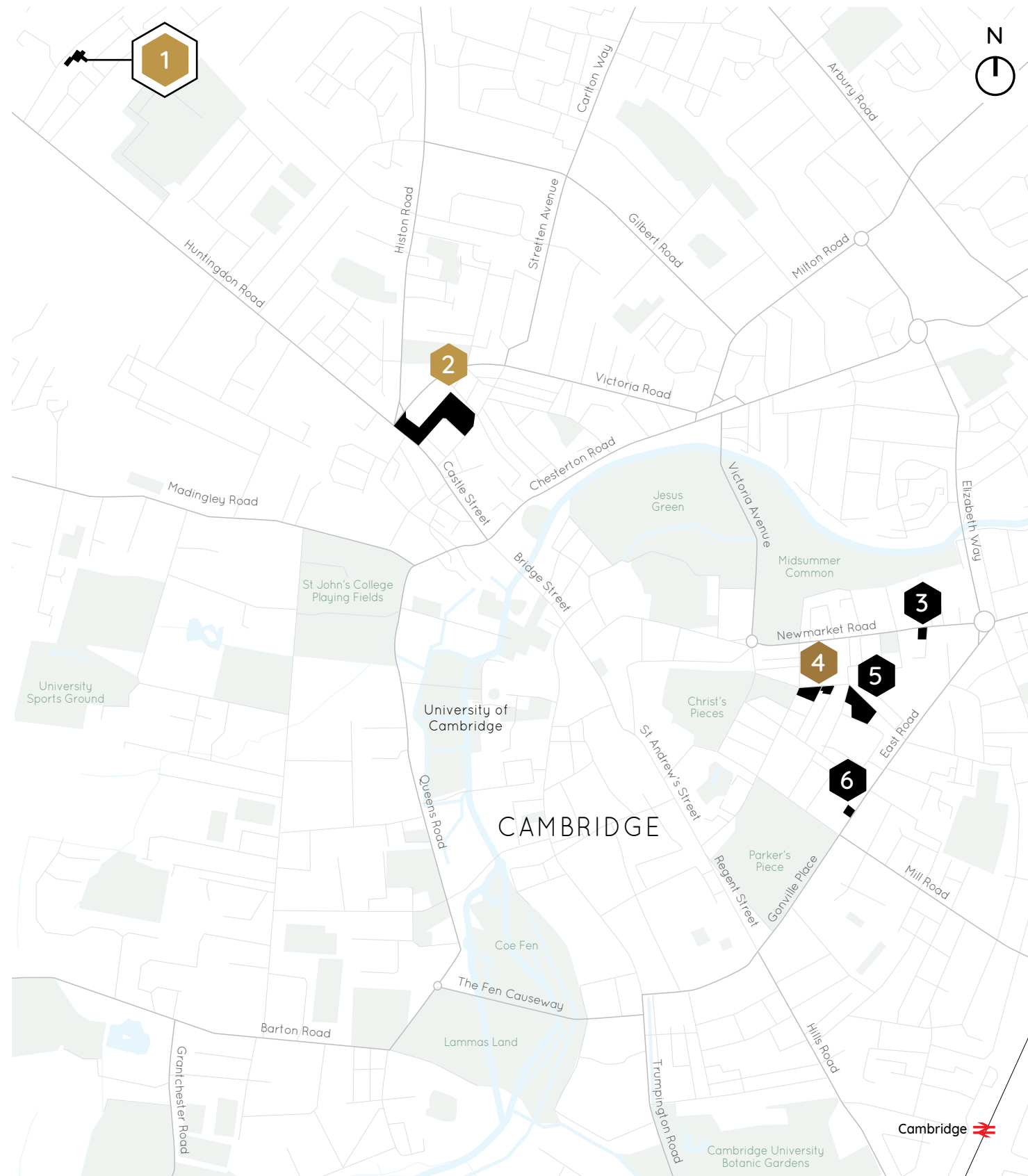
WIDER CAMBRIDGE CITY CENTRE /
SCIENCE & INNOVATION FACILITIES

- 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

-  Co-Labs
-  Journey Campus



JOURNEY PORTFOLIO /
CAMBRIDGE



The start-up hub is located in north-west Cambridge, between the science parks in north Cambridge and the University West Campus, just off Huntingdon Road with access via bus, bicycle and car directly to the historic city centre. This site is one of 6 workplace locations across Cambridge managed by journey.

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

journey Labs



2 No. 4 Journey Campus



2 No. 1 Journey Campus



4 The Fitzroy



3 Generator



2 No. 7 Journey Campus



2 No. 5 Journey Campus

Co-Labs

by journey

FOR FURTHER INFORMATION /
CONTACT US



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