

# Co-Labs

by journey

93 Lawrence Weaver Rd, Cambridge CB3 0LE



[journeyre.io](http://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.





**Building 1 / Defra**

9 private labs ranging from  
4 benches to 18 benches  
/ co-lab benches &  
co-working / private offices

**Building 2 / Old Granary**

11 private labs from 4 benches  
to 30 benches / co-working  
/ private offices

**Building 3 / Bingham**

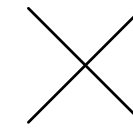
9 private labs from 4 benches  
to 20 benches / private offices /  
bespoke lab design available

Entrance /  
Conference





Entrance Foyer



**Co-Laboratories** is a lab space provider and community builder that helps startups by being as flexible 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.





Building Exterior



Main Entrance



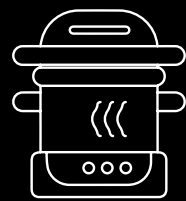
Entrance Foyer



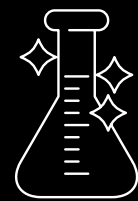
BUILDING & EQUIPMENT /  
CO-LAB AND SHARED EQUIPMENT



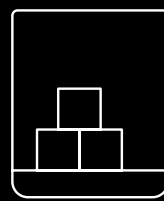
On-site, you will have access to shared services and equipment which will include:



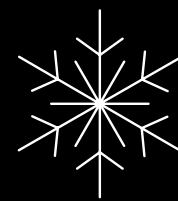
Autoclave



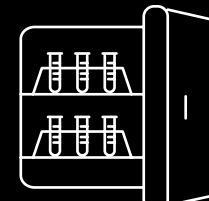
Glass Wash



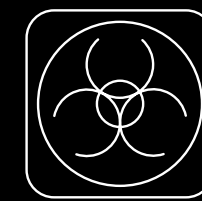
Ice Machine



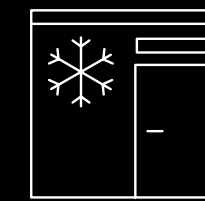
-80 Freezers



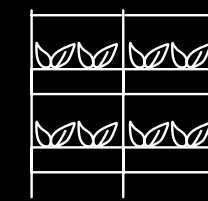
CO2 Incubators



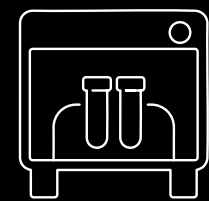
Clinical Waste Store



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.





Private Lab



Co-Lab



Shared Equipment Room

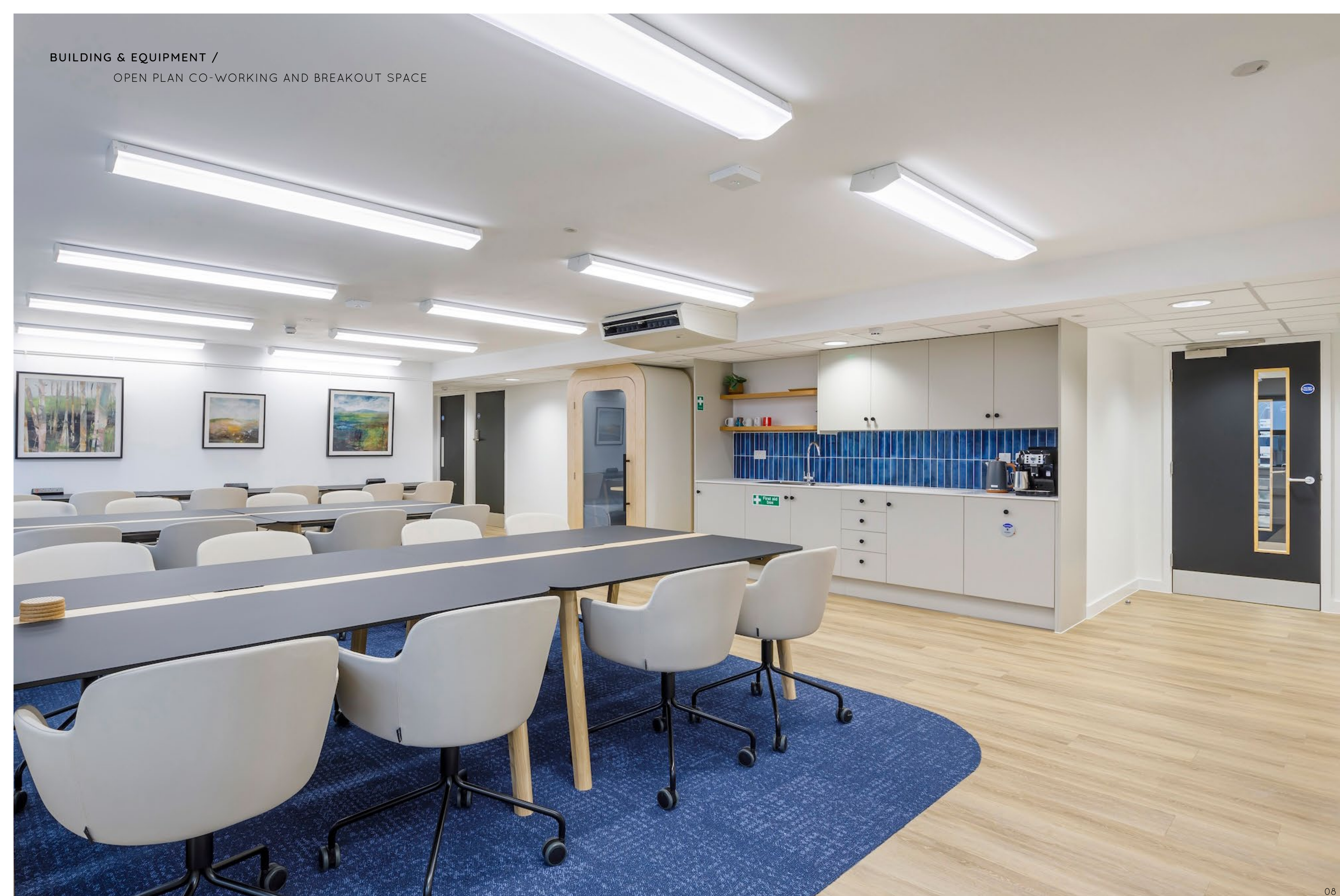


Private Write-up



BUILDING & EQUIPMENT /

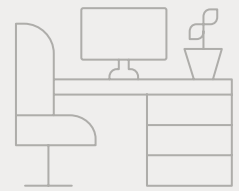
OPEN PLAN CO-WORKING AND BREAKOUT SPACE





## BUILDING & EQUIPMENT / SPECIFICATION

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



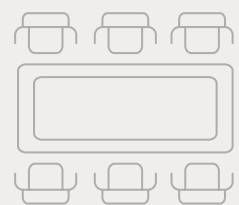
Fully Fitted  
Labs & Offices



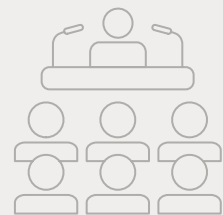
Co-Lab  
Benches



Additional  
Co-Working Space



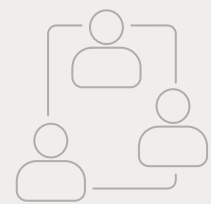
Meeting &  
Board Rooms



Conference  
Space



Shared Equipment  
Services



Networking &  
Events Programme



Communal Atrium  
Breakout Area



Secure Bike  
Storage



On-Site Car Parking



All-Inclusive Rents  
(excluding  
business rates)



Flexible Leases



Meeting Room



Conference Space

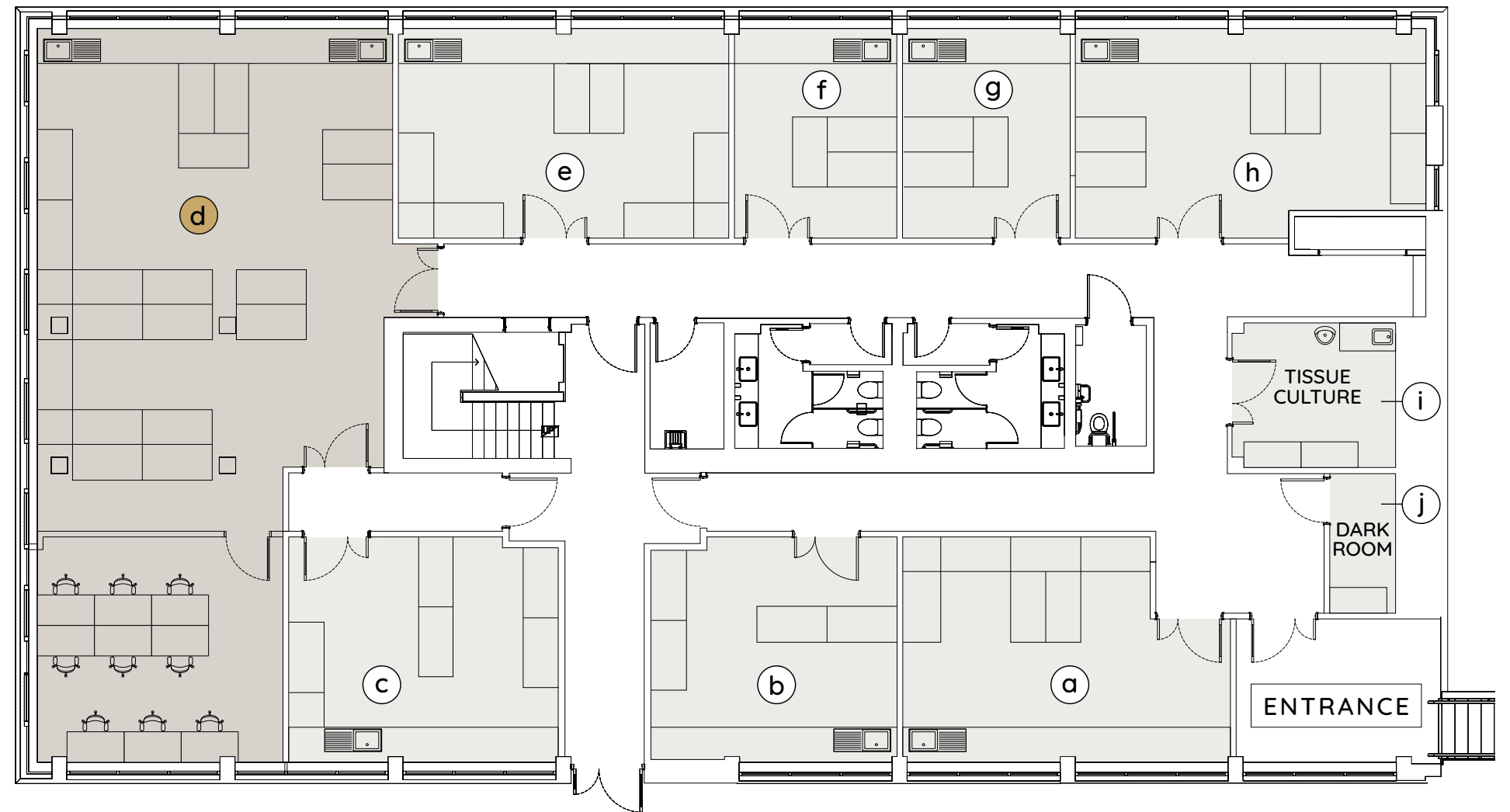


**BUILDING 1 /**  
DEFRA

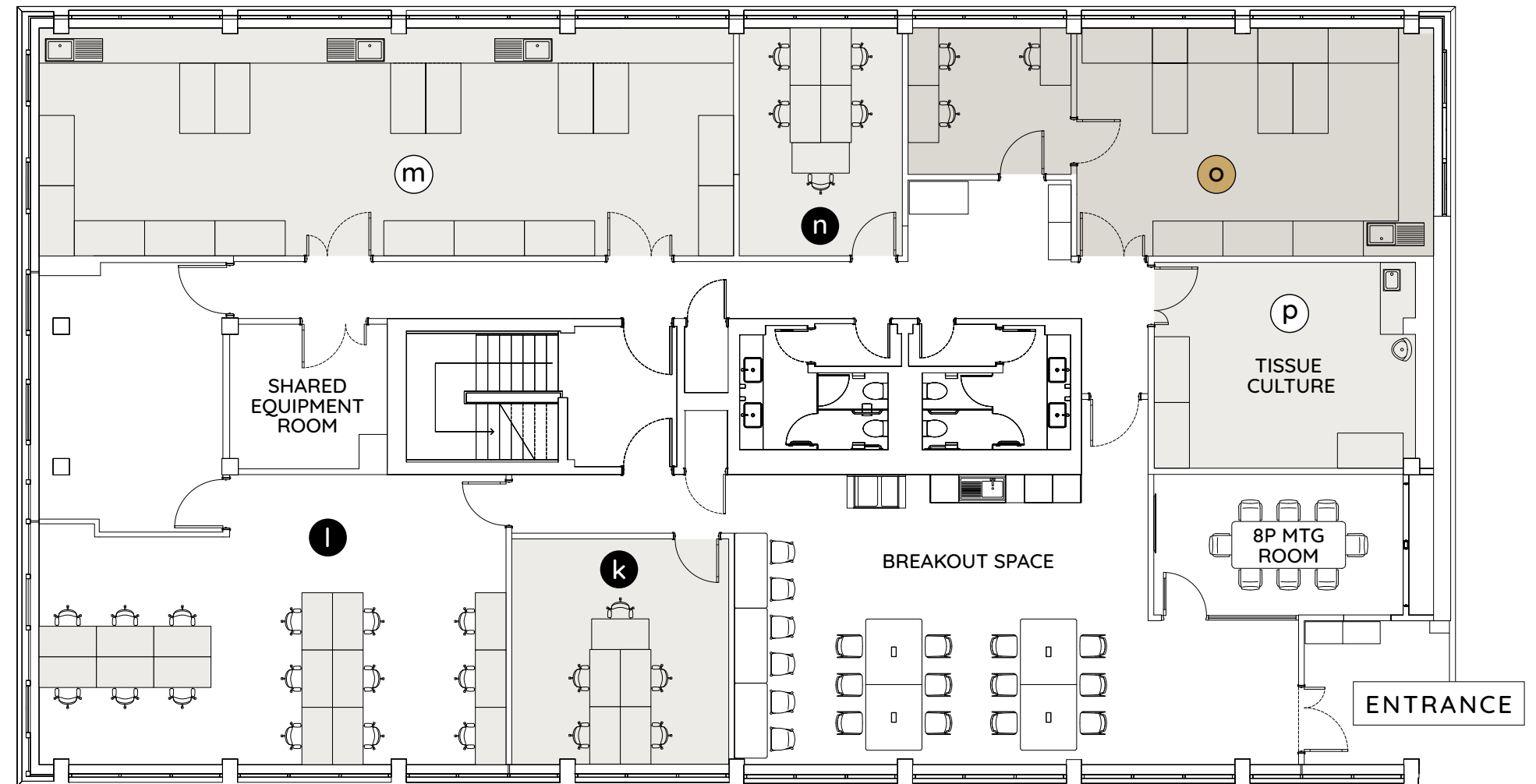
Unit	Space	Benches	Desks	
<b>GROUND</b>				
<b>a</b>	Lab 1-01	Private Lab	8	-
<b>b</b>	Lab 1-02	Private Lab	6	-
<b>c</b>	Lab 1-03	Private Lab	7	-
<b>d</b>	Lab & Write-Up 1-04	Private Lab & Workspace	20	6
<b>e</b>	Lab 1-05	Private Lab	8	-
<b>f</b>	Lab 1-06	Private Lab	4	-
<b>g</b>	Lab 1-07	Private Lab	4	-
<b>h</b>	Lab 1-08	Private Lab	8	-
<b>i</b>	Tissue Culture 1-09	Private Lab	2	-
<b>j</b>	Dark Room 1-10	Private Lab	1	-
<b>LEVEL 1</b>				
<b>k</b>	Write-Up 1-11	Private Workspace	-	5
<b>l</b>	Co-Office 1-12	Co-Working	-	15
<b>m</b>	Co-Lab 1-13	Co-Working Benches	15	-
<b>n</b>	Write-Up 1-14	Private Workspace	-	5
<b>o</b>	Lab & Write-Up 1-15	Private Lab & Workspace	11	3
<b>p</b>	Tissue Culture 1-16	Co-Working Benches	3	-

○ Lab   ● Write-Up   ● Lab & Write-Up

**GROUND**



**LEVEL 1**



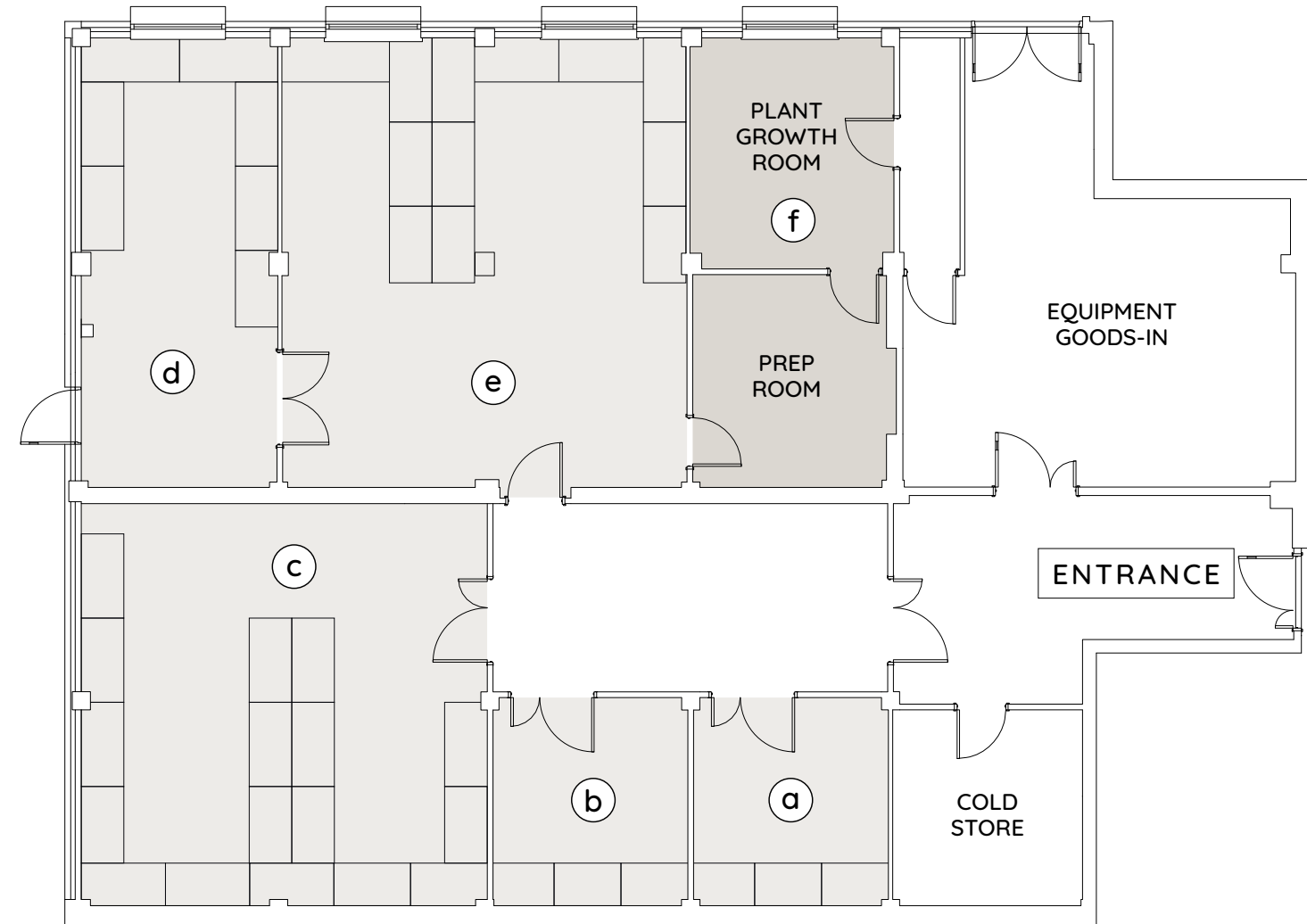


**BUILDING 2 /**  
OLD GRANARY

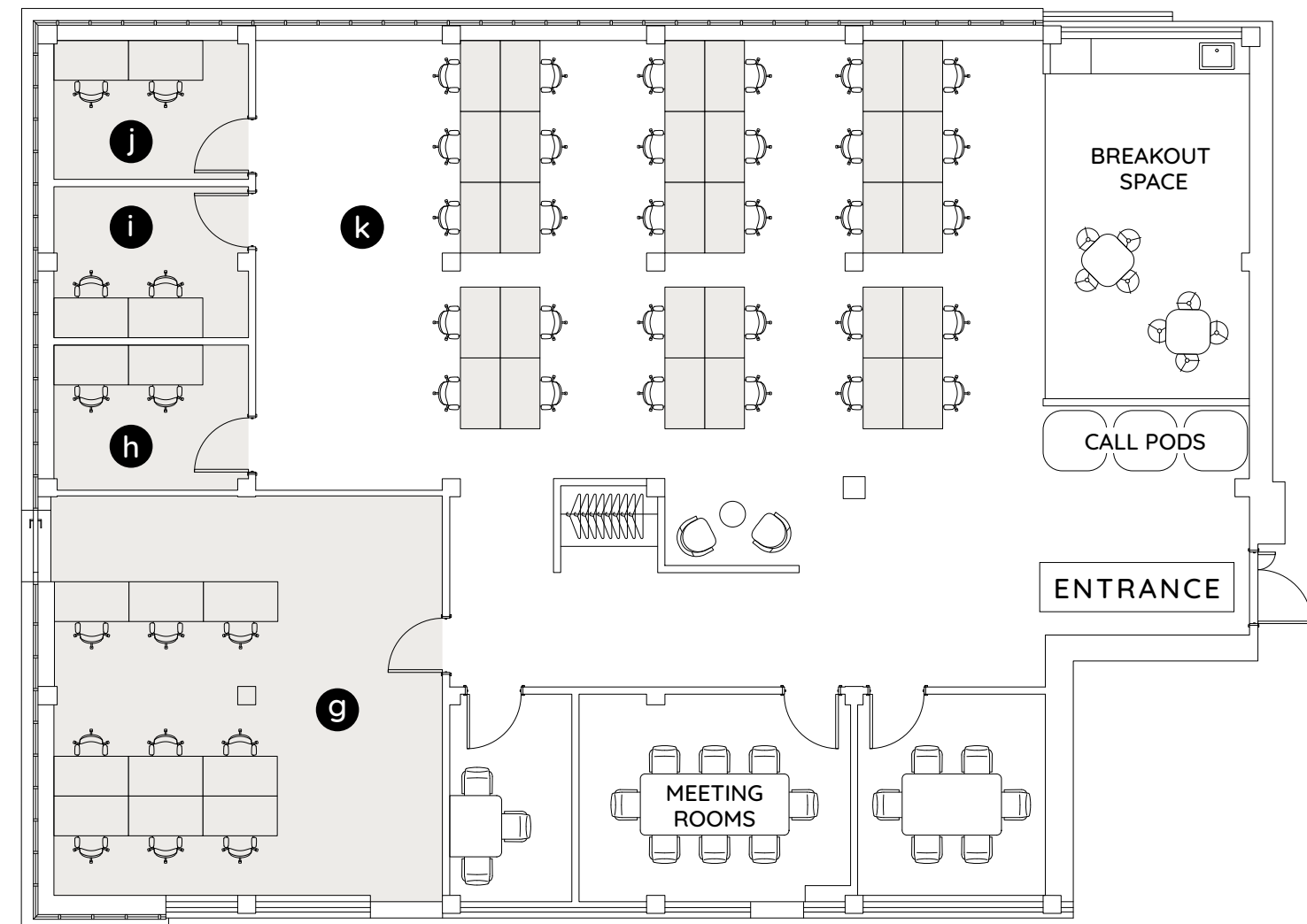
Unit	Space	Benches	Desks	
<b>GROUND</b>				
<b>a</b>	Lab 2-01	Private Lab	3	-
<b>b</b>	Lab 2-02	Private Lab	3	-
<b>c</b>	Lab 2-03	Private Lab	14	-
<b>d</b>	Lab 2-04	Private Lab	6	-
<b>e</b>	Lab 2-05	Private Lab	8	-
<b>f</b>	Lab 2-06	Plant Growth Room & Prep Room let together		
<b>LEVEL 1</b>				
<b>g</b>	Write-Up 2-07	Private Workspace	-	9
<b>h</b>	Write-Up 2-08	Private Workspace	-	2
<b>i</b>	Write-Up 2-09	Private Workspace	-	2
<b>j</b>	Write-Up 2-10	Private Workspace	-	2
<b>k</b>	Co-Working 2-11	Co-Working open plan	-	30

○ Lab ● Write-Up

**GROUND**



**LEVEL 1**

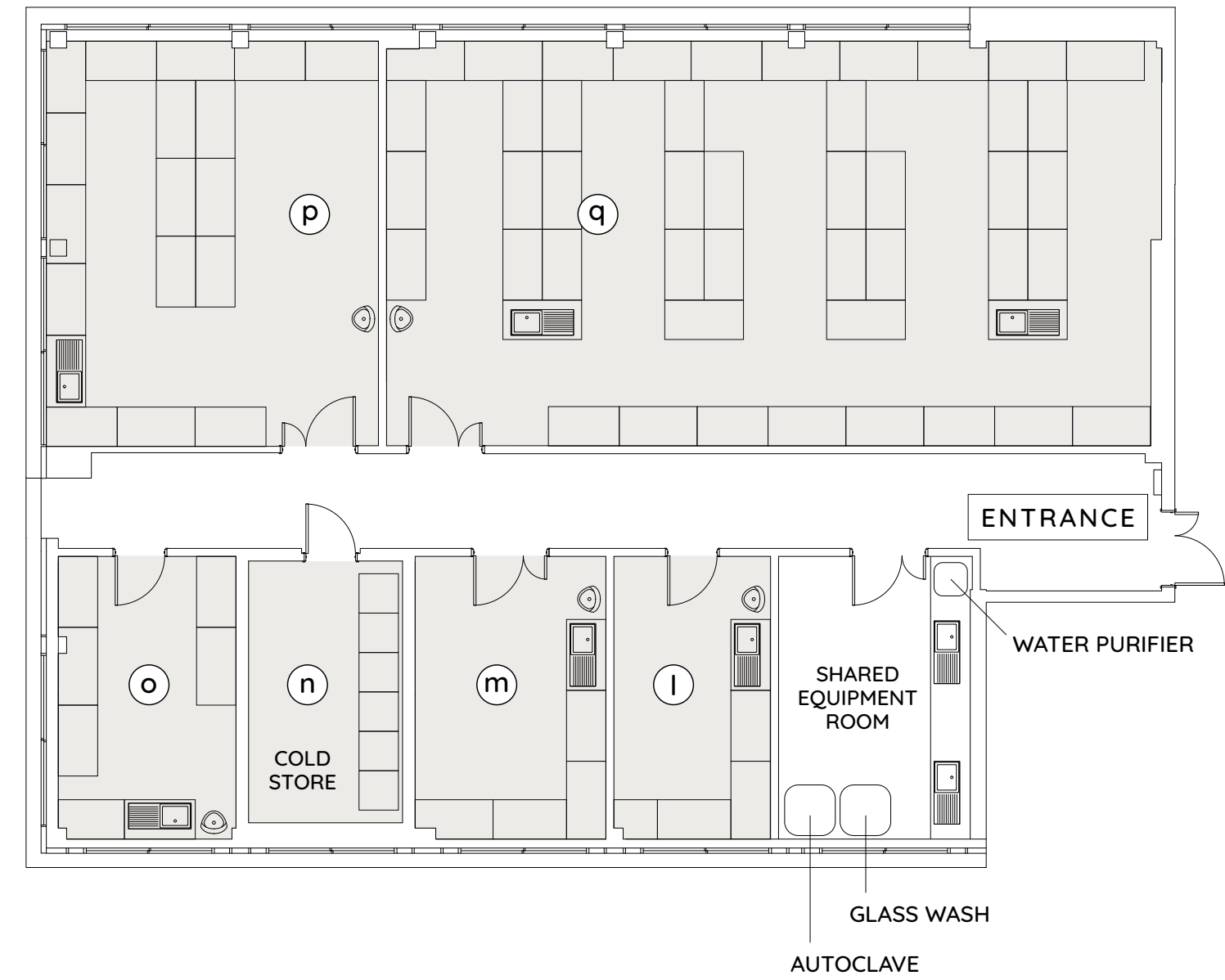




**BUILDING 2 /**  
OLD GRANARY

Unit	Space	Benches	Desks
<b>LEVEL 2</b>			
l	Lab 2-12	4	-
m	Lab 2-13	4	-
n	Cold Store 2-14	-	-
o	Lab 2-15	4	-
p	Lab 2-16	14	-
q	Lab 2-17	30	-

**LEVEL 2**





**BUILDING 3 /**  
BINGHAM

Unit	Space	Benches	Desks
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**LEVEL 1**

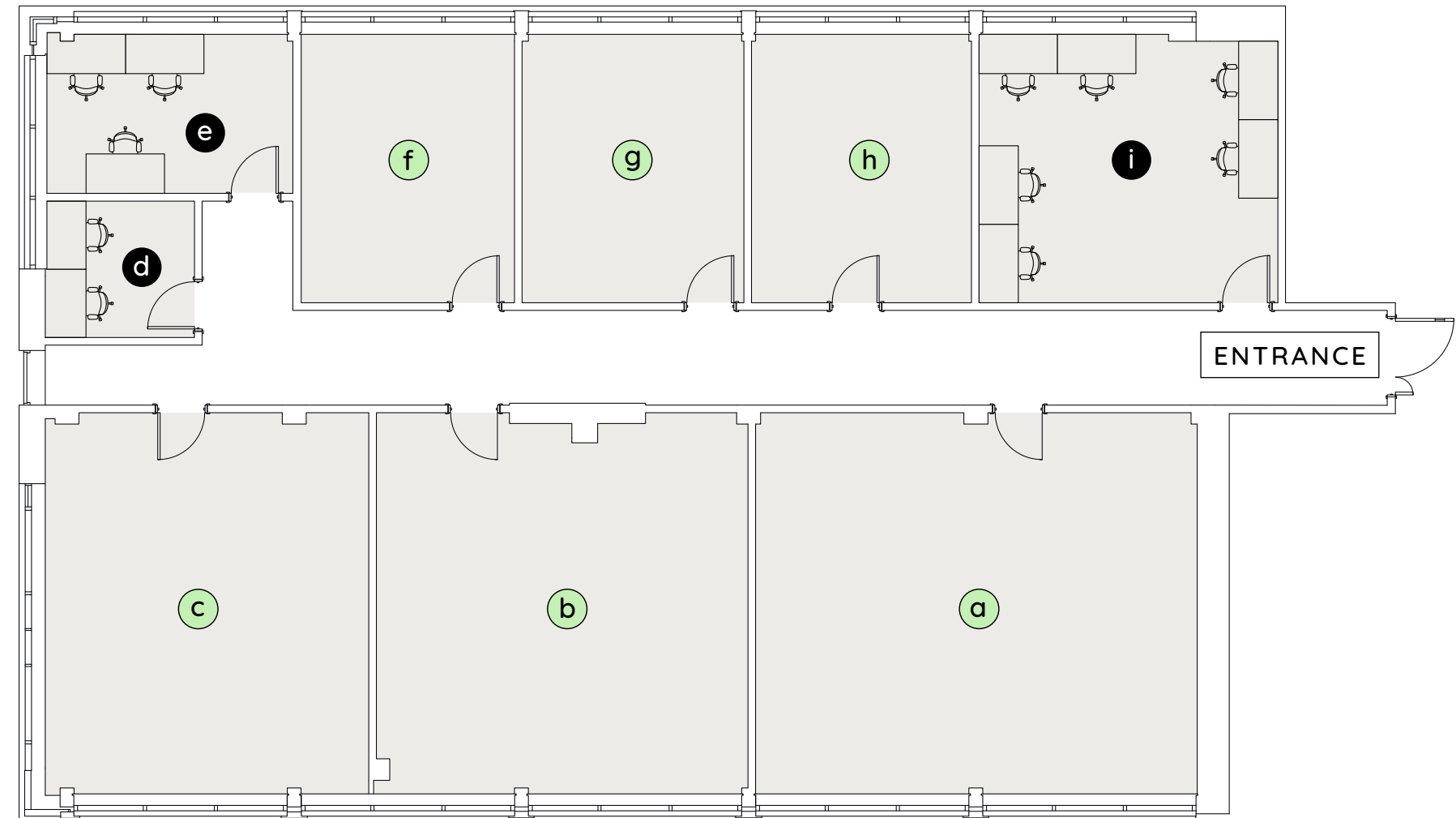
<b>a</b>	Bespoke Fitout 3-01	Bespoke fitout available as office or lab		
<b>b</b>	Bespoke Fitout 3-02	Bespoke fitout available as office or lab		
<b>c</b>	Bespoke Fitout 3-03	Bespoke fitout available as office or lab		
<b>d</b>	Write-Up 3-04	Private Workspace	-	2
<b>e</b>	Write-Up 3-05	Private Workspace	-	3
<b>f</b>	Bespoke Fitout 3-06	Bespoke fitout available as office or lab		
<b>g</b>	Bespoke Fitout 3-07	Bespoke fitout available as office or lab		
<b>h</b>	Bespoke Fitout 3-08	Bespoke fitout available as office or lab		
<b>i</b>	Write-Up 3-09	Private Workspace	-	6

**LEVEL 2**

<b>j</b>	Lab 3-10	Private Lab	7	-
<b>k</b>	Lab 3-11	Private Lab	20	-
<b>l</b>	Lab 3-12	Private Lab	4	-
<b>m</b>	Lab 3-13	Private Lab	4	-
<b>n</b>	Lab 3-14	Private Lab	4	-
<b>o</b>	Lab 3-15	Private Lab	5	-
<b>p</b>	Lab 3-16	Private Lab	5	-
<b>q</b>	Lab 3-17	Private Lab	5	-
<b>r</b>	Lab 3-18	Private Lab	5	-

○ Lab    ● Write-Up    ● Bespoke Fitout

**LEVEL 1**



**LEVEL 2**





CO-LABORATORS /  
STRENGTHENING YOUR BUSINESS

Connecting you with a growing network of experts operating within the life science and technology industries, our team of Co-Laborators has been purposefully crafted to provide meaningful insights, guidance and support to your team as you grow your business.



CO-LABORATOR IN  
IP LAW



CO-LABORATOR IN  
LAB SAFETY SOLUTIONS



CO-LABORATOR IN  
HUMAN RESOURCE



CO-LABORATOR IN  
BUSINESS GROWTH



CO-LABORATOR IN  
LAB DEVELOPMENT



Networking





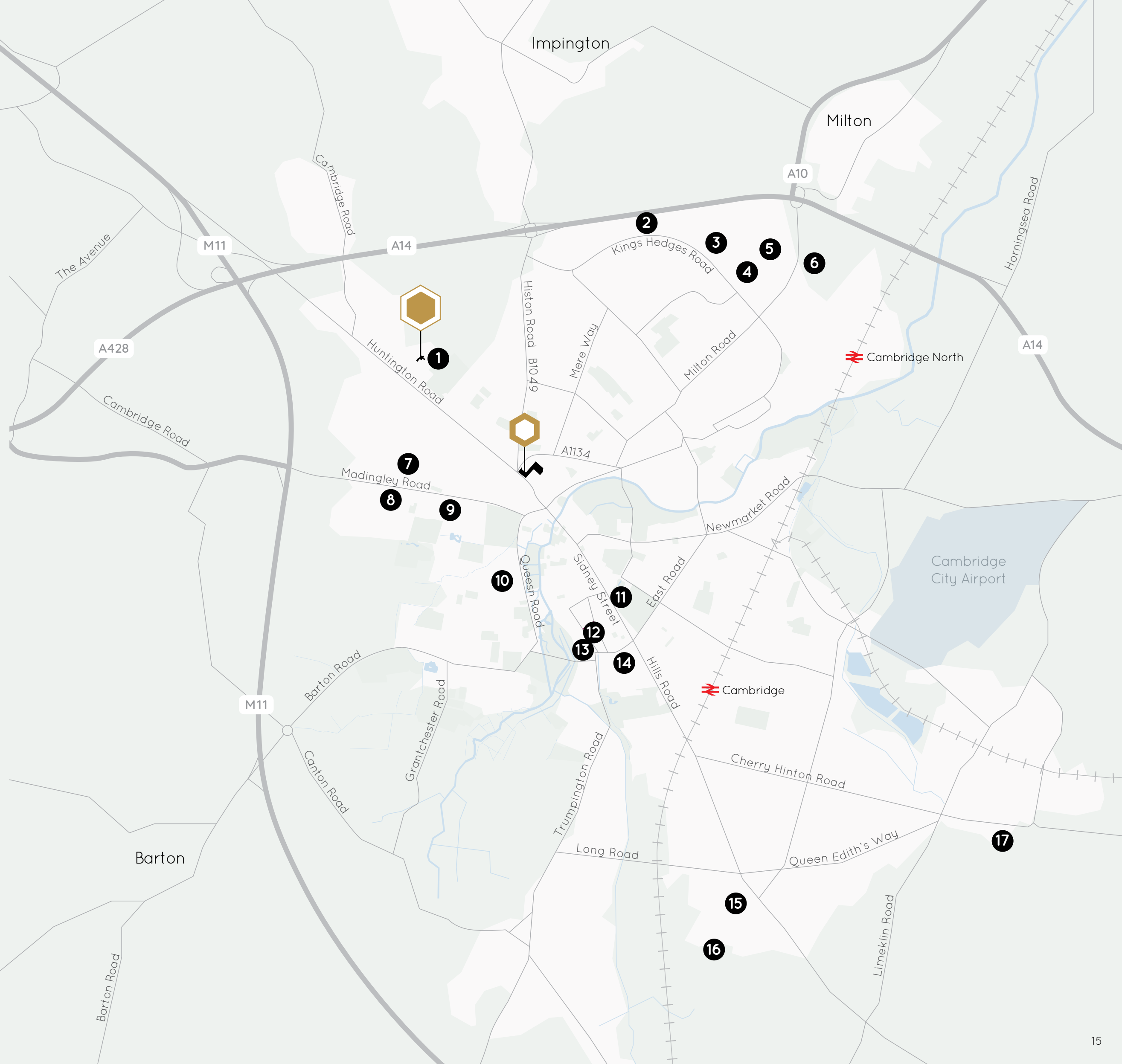
Panel Events & Workshops



WIDER CAMBRIDGE CITY CENTRE /  
SCIENCE & INNOVATION FACILITIES

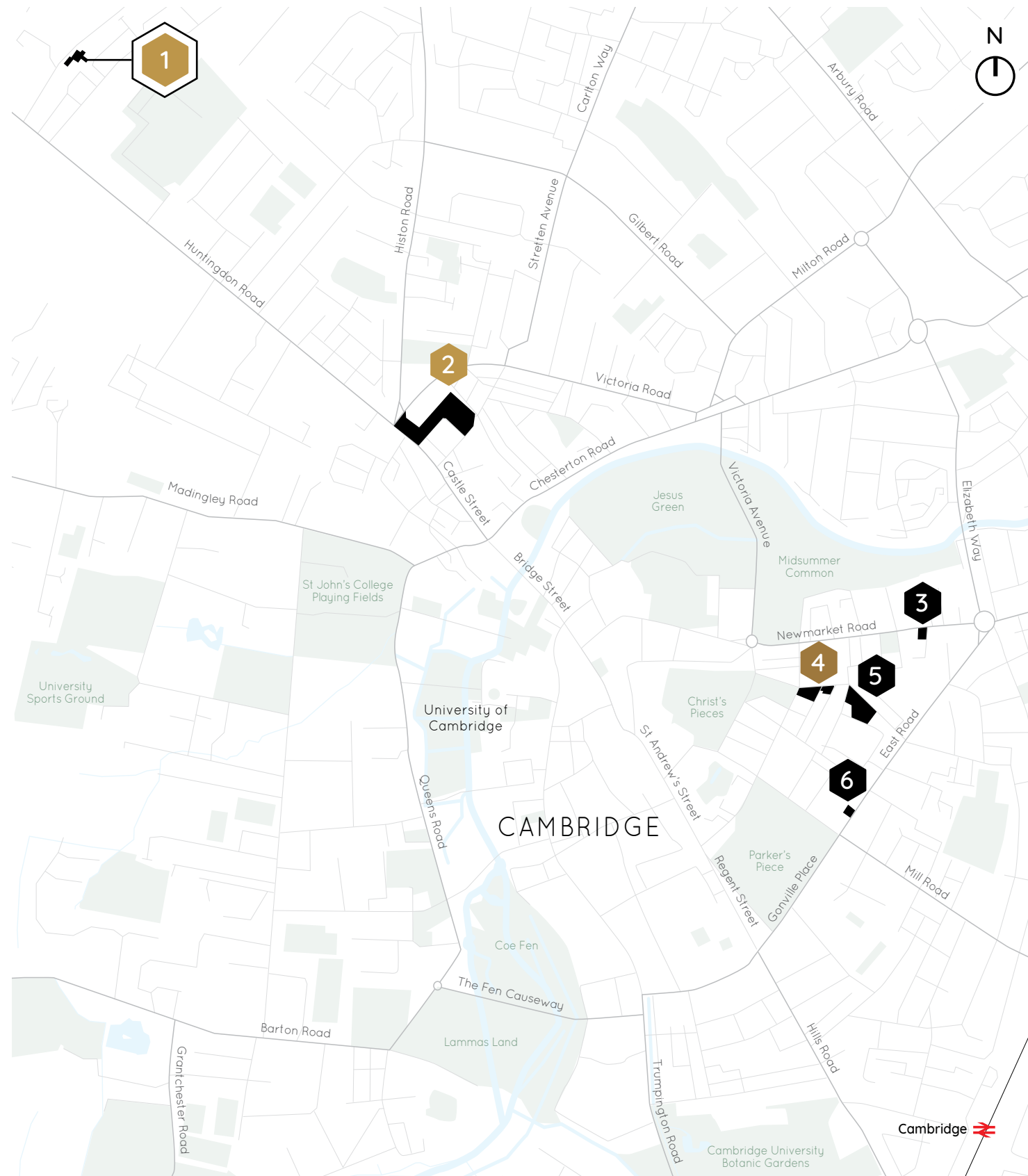
- 1 Crop Sciences Centre
- 2 Allia Future Business Centre Cambridge Campus
- 3 181 Cambridge Science Park
- 4 Bio-Innovation Centre, Cambridge Science Park
- 5 Bradfield Centre, Cambridge Science Park
- 6 St Johns Innovation Park
- 7 Cambridge University Madingley Site
- 8 West Cambridge:  
Maxwell Centre, 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. 5 Journey Campus



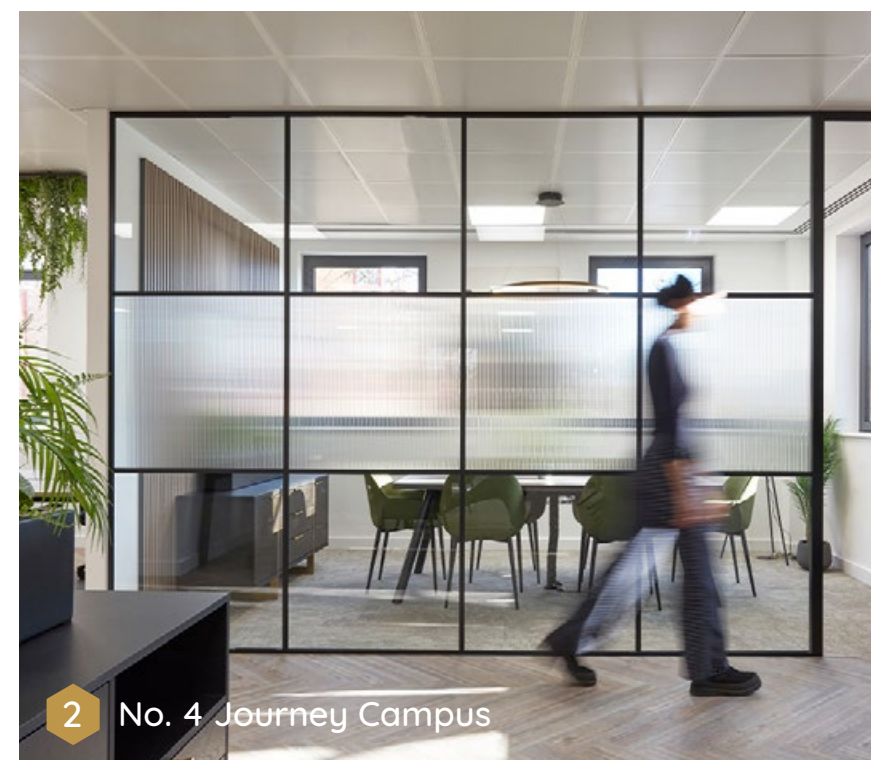
2 No. 7 Journey Campus



3 Generator



4 The Fitzroy



2 No. 4 Journey Campus



2 No. 1 Journey Campus



# Co-Labs

by journey

FOR FURTHER INFORMATION /  
CONTACT US



**Yasmin Khan-Osborne**  
co-lab.enquiries@journeyre.io



**Laura Grimwood**  
laura@colaboratories.co.uk

[journeyre.io/spaces/colabs-cambridge/](https://journeyre.io/spaces/colabs-cambridge/)

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OR CONTACT OUR RETAINED LEASING AGENTS



**Max Bryan**  
max.bryan@bidwells.co.uk  
07793 808114

**Tamarah Keir**  
tamarah.keir@bidwells.co.uk  
07442 668105

[bidwells.co.uk](https://bidwells.co.uk)