

# Nº1 Journey Campus

NO.1 JOURNEY CAMPUS, CASTLE PARK, CAMBRIDGE, CB3 0AT



journey

journeyre.io



Journey Campus is an innovation estate within walking distance of the West Cambridge science cluster and a short walk from the historic city core.

The campus plays host to several multinational tech companies, as well as a number of professional service providers focused on the knowledge economy.

A phased refurbishment has been undertaken to enhance the appearance of the campus while complimenting the heritage of the local area. With sustainability at the forefront, having regard to the embodied carbon in the existing buildings, the campus will see further significant improvements to the external landscaping and amenity, ensuring both customers and the public alike benefit from a standout destination in Cambridge.

FLASK.

Anchored at the heart of the campus within First-Step by journey, the new café **Flask** creates a vibrant hub for conversations, idea-sharing and community, designed for businesses that thrive on connection and collaboration.



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Sustainability at the core, No. 1 Journey Campus is a flagship retrofit designed to minimise operational and embodied carbon while supporting occupiers' ESG objectives and delivering future-ready workspace.

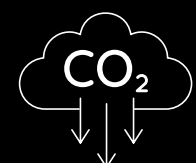


Computer generated image is indicative only

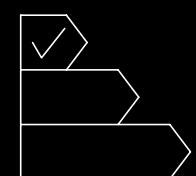
AERIAL VIEW OF NO. 1 JOURNEY CAMPUS



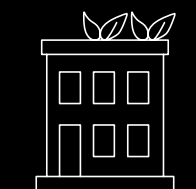
All-electric building with ASHPs and PV



Low embodied carbon retrofit



Targeting BREEAM Excellent / EPC A



Green roofs and biodiversity planting



Cycle hub, lockers and showers



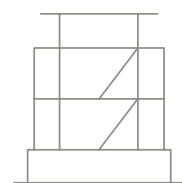
Supports occupier ESG and net-zero pathways



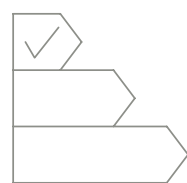




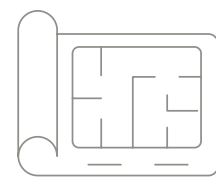
BUILDING SPECIFICATION /



Back to frame  
refurbishment &  
extension



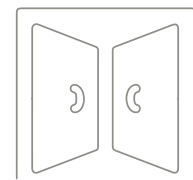
Targeting BREEAM  
excellent & EPC A



Grade A CAT A  
space



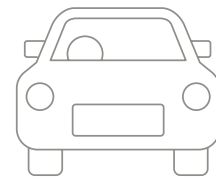
Campus location  
with on-site café



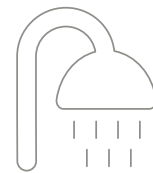
Twin entrances &  
feature reception



All-electric  
building



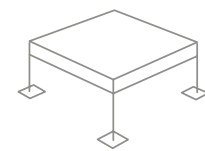
Secure on-site  
car parking



In building shower  
and changing  
facilities



Purpose-built secure  
cycle hub with lockers  
& changing facilities



Raised access  
floors



\*Computer generated image is indicative only.

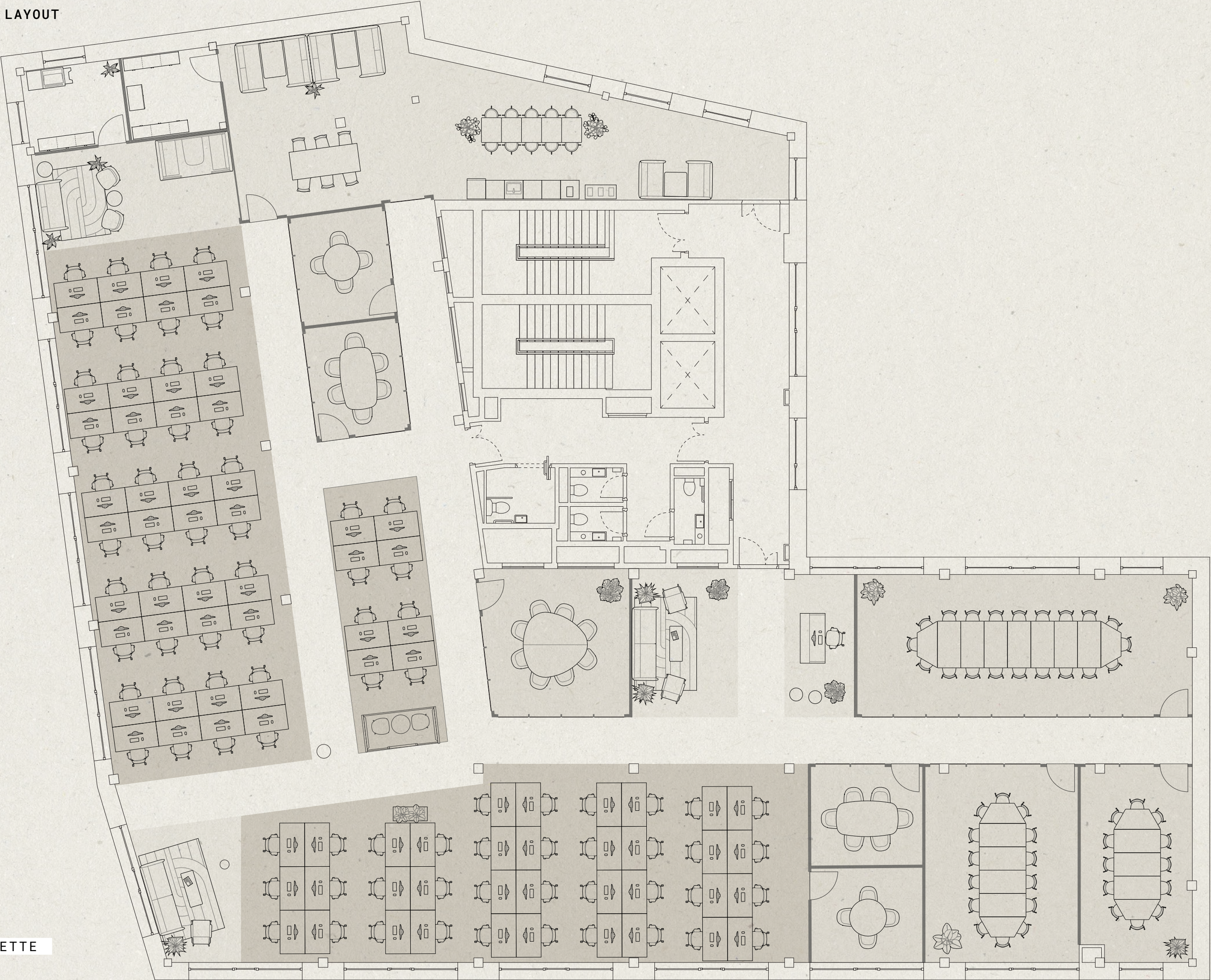


Elevate your brand with a best-in-class commercial  
office designed to inspire peak performance and  
leave a lasting impression.





NO.1 JOURNEY CAMPUS /  
ADVISORY/CONSULTANCY EXAMPLE LAYOUT



84 DESKS (1:90 SQ FT)

1 20-SEATER BOARDROOM

1 14-SEATER BOARDROOM

1 12-SEATER BOARDROOM

1 8-SEATER BOARDROOM

2 6-SEATER MEETING ROOMS

2 4-SEATER MEETING ROOMS

2 MEETING / PHONE BOOTHS

1 SOCIAL BREAK-OUT SPACE & KITCHENETTE

1 WELCOME RECEPTION

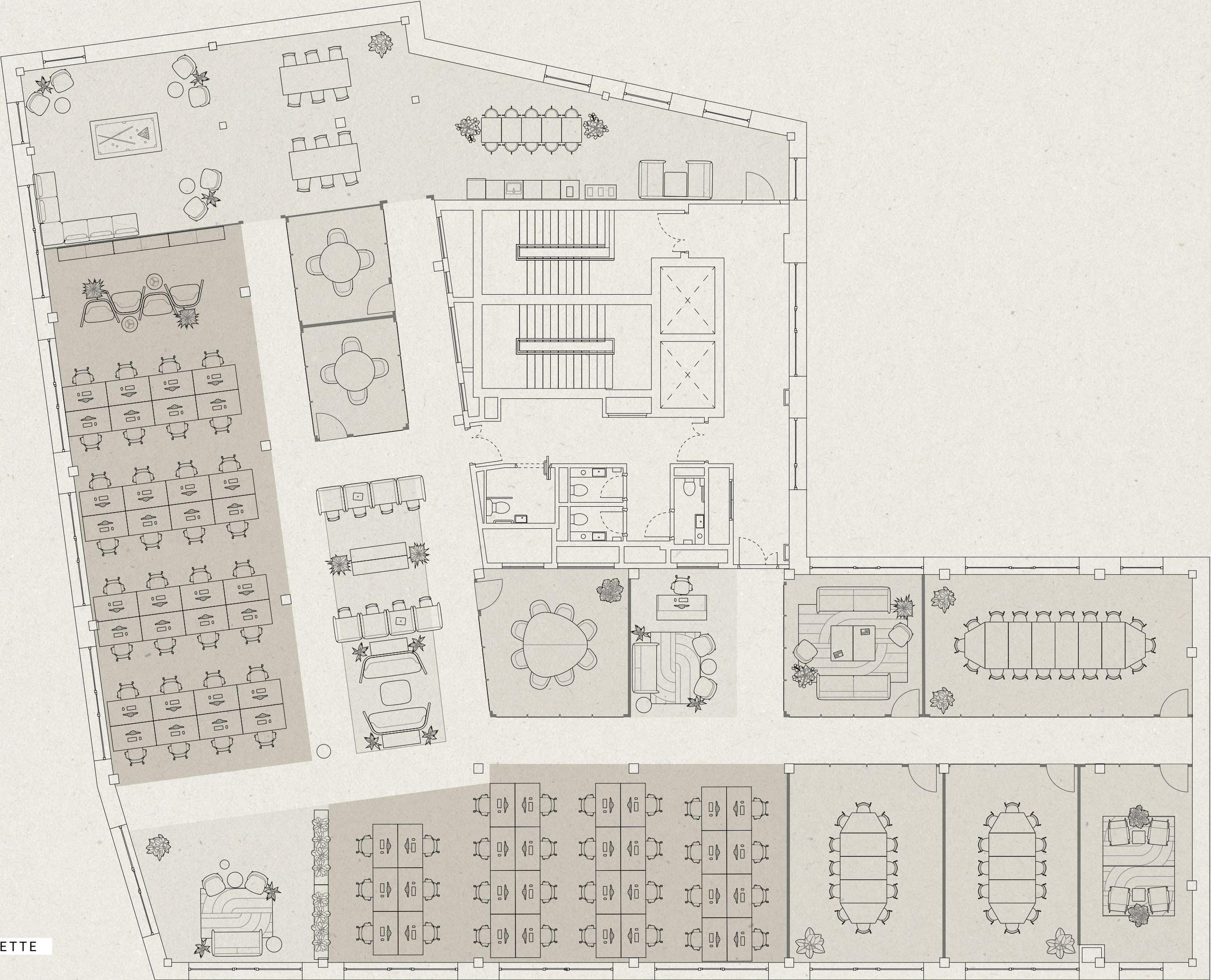


Fuel your company's next big idea in a space that's as bold and unconventional as your work. No.1 Journey Campus blends industrial edge with high-concept design to create a literal playground for innovation.





NO.1 JOURNEY CAMPUS /  
TECH/CREATIVE EXAMPLE LAYOUT



64 DESKS (1:120 SQ FT)

1 18-SEATER BOARDROOM

2 12-SEATER BOARDROOMS

1 8-SEATER BOARDROOM

2 4-SEATER MEETING ROOMS

2 LOUNGE MEETING ROOM

2 HOTDESK / FOCUS AREAS

1 SOCIAL BREAK-OUT SPACE & KITCHENETTE

1 WELCOME RECEPTION

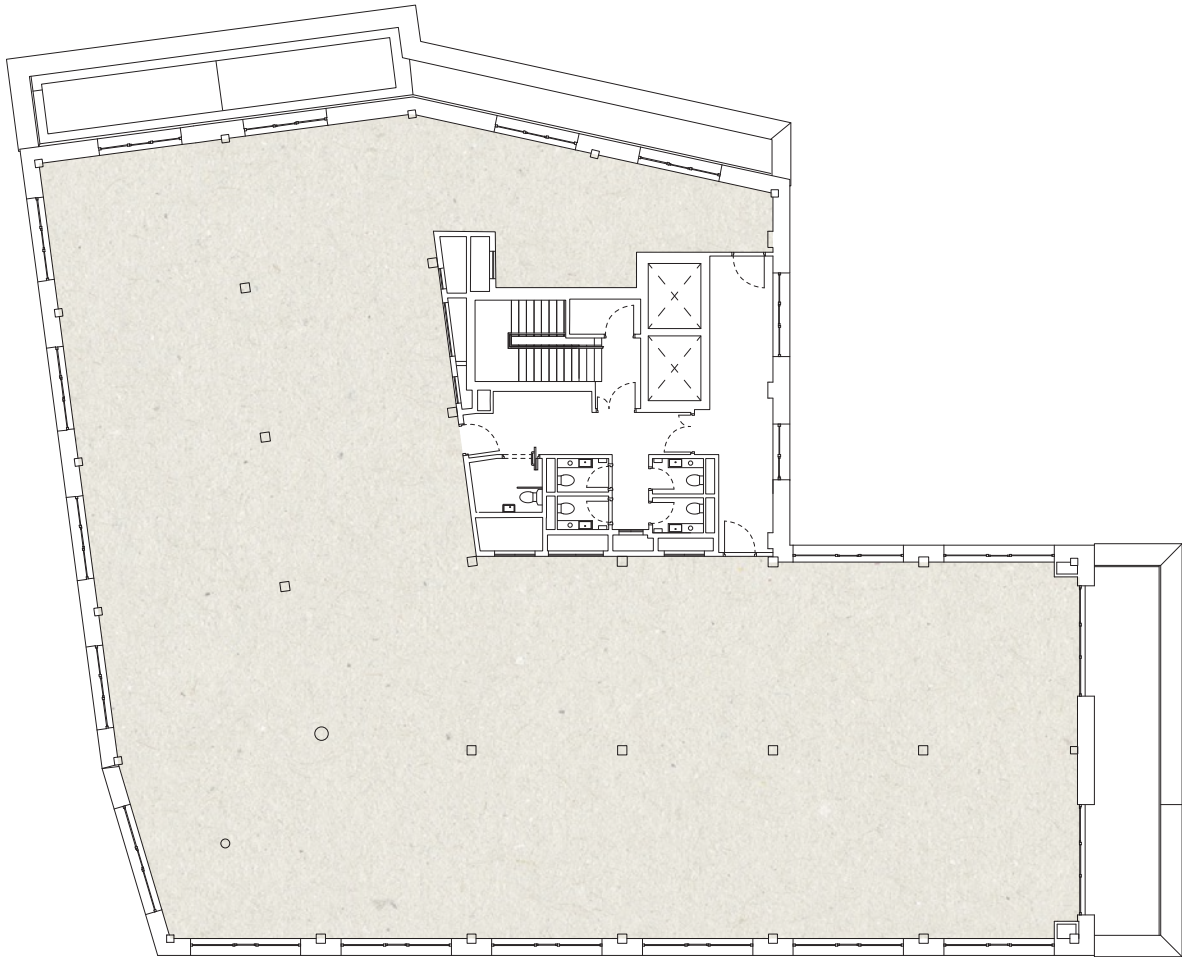


NO.1 JOURNEY CAMPUS /  
CAT A FLOOR PLATE

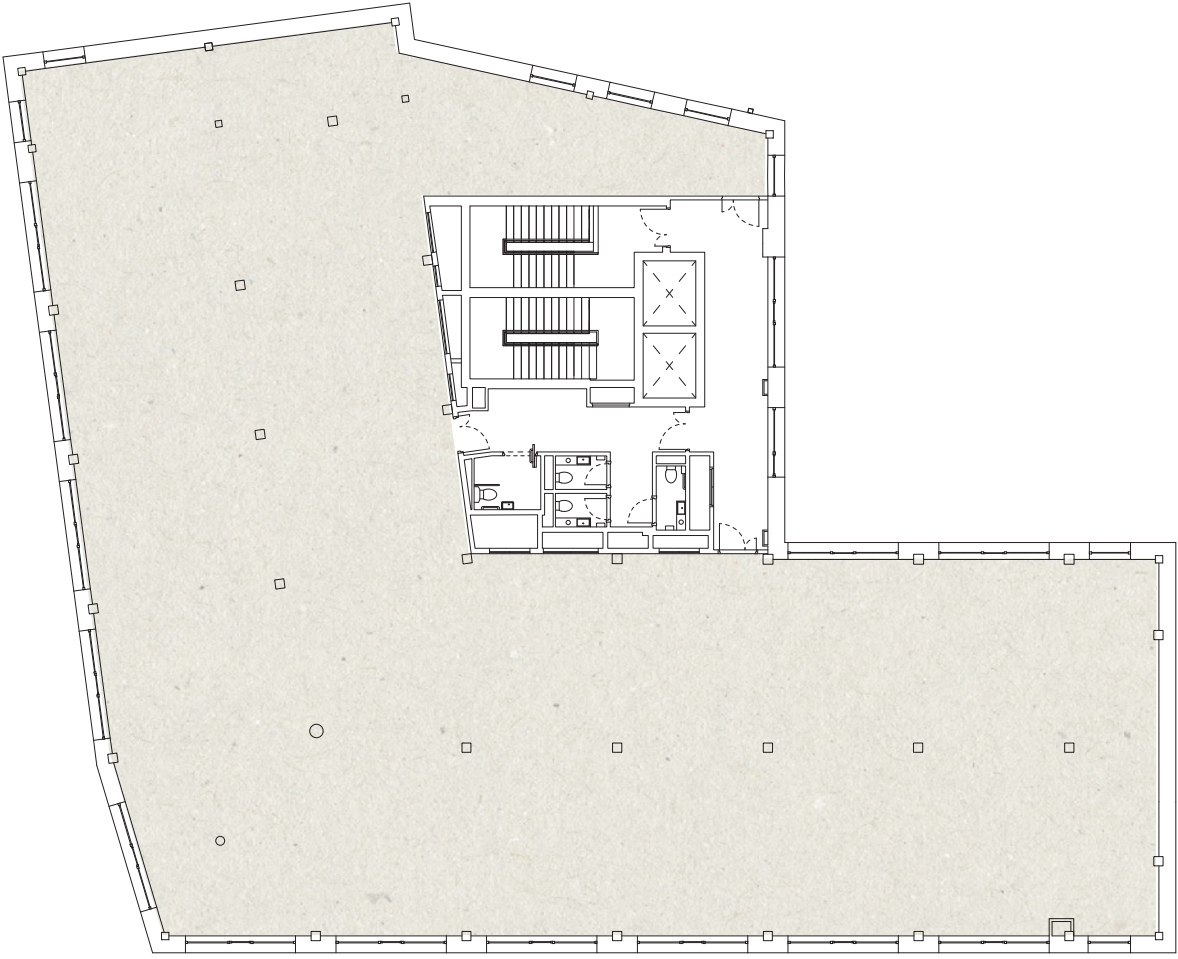




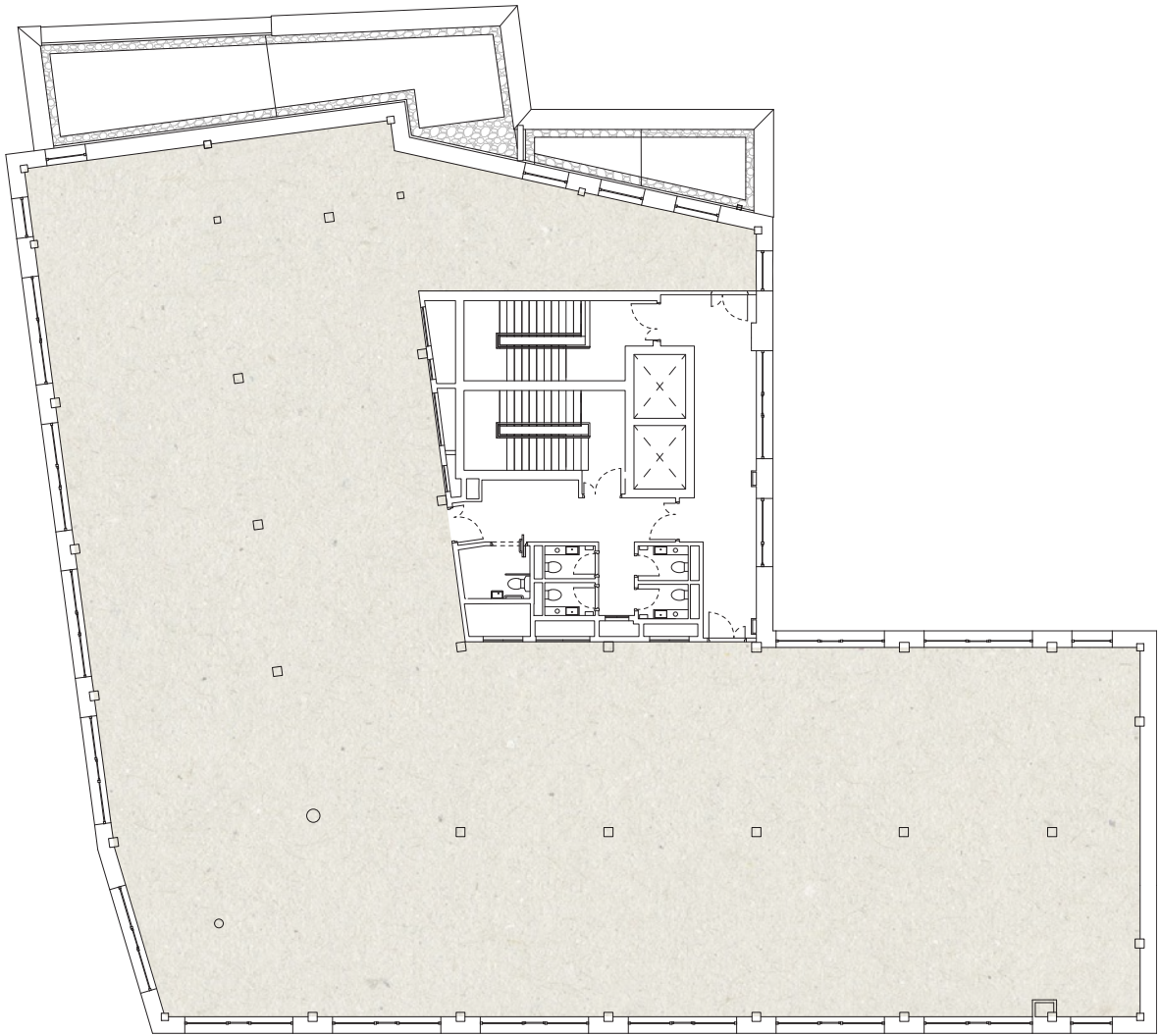
FLOOR PLANS /  
BUILDING AVAILABILITY



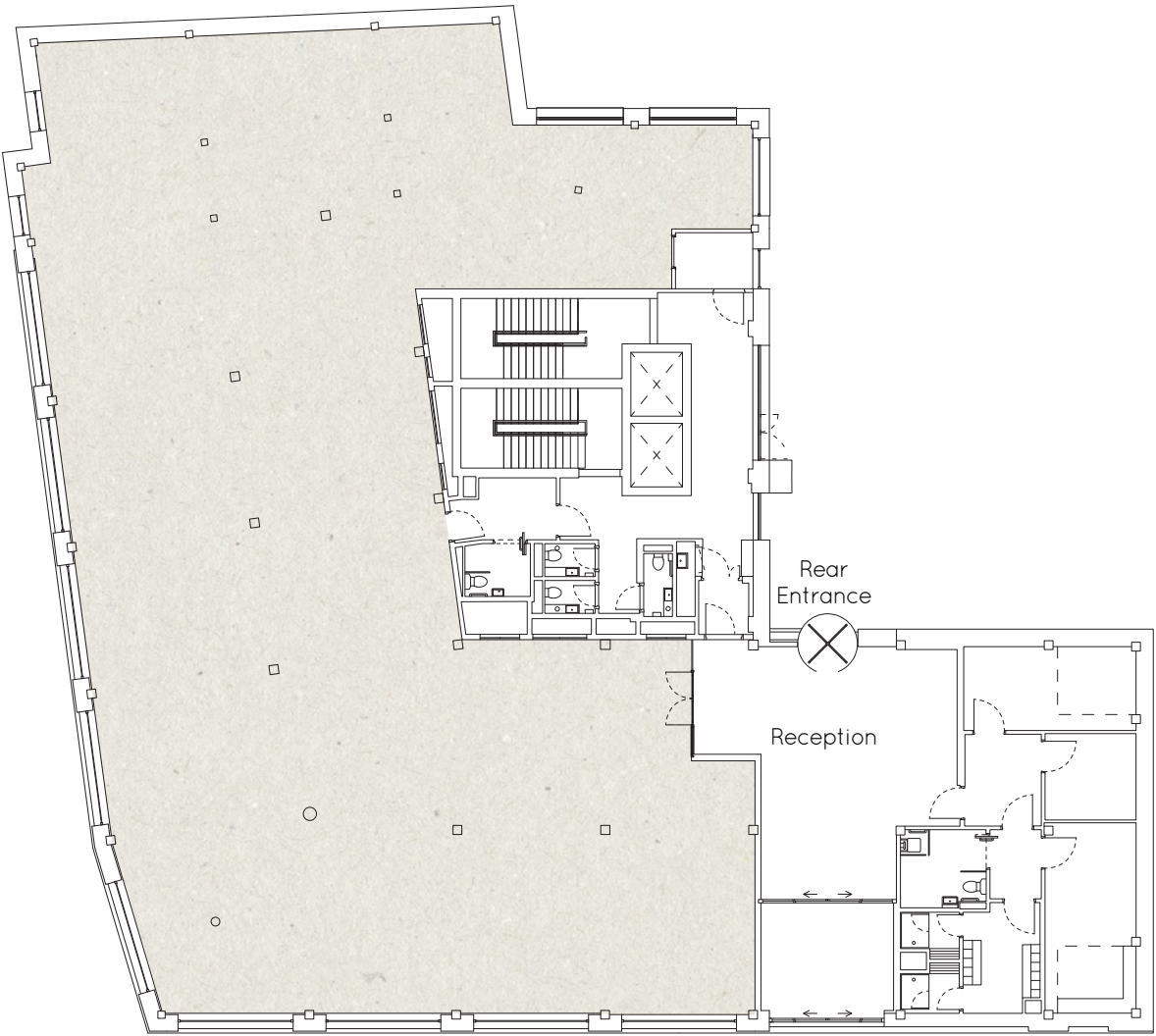
THIRD



SECOND



FIRST



GROUND

| FLOOR     | INTERNAL AREA<br>(SQ FT) |
|-----------|--------------------------|
| THIRD     | 6,748                    |
| SECOND    | 7,519                    |
| FIRST     | 7,514                    |
| GROUND    | 6,478                    |
| RECEPTION | 855                      |
| TOTALS    | 29,114                   |





With secure bike storage, lockers and an on-site café serving coffee, breakfast and lunch, Journey Campus makes sustainable commuting effortless. The café doubles as a community hub, hosting regular events with the opportunity to meet like-minded professionals.

First-Step by journey offers bookable meeting rooms, providing private spaces to host clients conveniently within a campus location.



## No.1 Journey Campus is a deep retrofit of the former Babbage House.

Retaining the existing structure and upper floor slabs, a new ground floor slab is provided. The new building includes a new core including wc's, two lifts and two staircases and an additional floor has been added.

All building facades and envelope are new thermally efficient structures incorporating traditional masonry (brick) elevations for durability. The existing waffle slabs soffits are left exposed to provide a feature.

The new building is all electric and incorporates all new building services including VRF comfort cooling, LED lighting with intelligent controls.

High quality durable finishes are incorporated throughout the new building. Entrance is from Journey Campus and Castle Street with connectivity through the building reception. Shower and locker facilities are provided in the building, and occupiers also benefit from use of the Campus cycle hub facility.

- Floor to u/s services zones (exposed services):
  - o Third: 2670mm
  - o Second: 2700mm
  - o First: 2140mm
  - o Ground: 2230mm
- Raised access floors:
  - o Third: 390mm o/a
  - o Second: varies between 150mm and 230mm o/a
  - o First: n/a
  - o Ground: 160mm o/a
- Highly sustainable building and key features includes:
  - o Renewable energy sources via solar PV panels at roof level and air source heat pumps
  - o BREEAM Excellent rating
  - o Biodiverse green roofs to maximise rainwater management and provide enhanced ecological value
  - o Back to frame retrofit of the existing building, with the waffle slab retained and left exposed, will result in an embodied carbon saving. Exposed concrete finishes for contemporary look
  - o EV charging point
  - o CAT A fit-out open office plan for flexible internal configurations
  - o Flexible M&E layout to facilitate sub-division of floors and flexible office layouts
  - o Large glazed windows and curtain walls maximise daylight, enhancing the sense of openness
  - o Minimised solar gain with light-shelf (shading components) to the front façade
  - o EPC A
  - o Water efficient building achieving four Wat 01 credits
- Additional MEP key feature includes:
  - o Soffit mounted VRF comfort cooling
  - o Exposed services to soffit
  - o Two 13 person passenger lifts
  - o LED lighting
  - o Access control
  - o New upgraded power supply
- Enhanced landscape with external seating area
- Low maintenance landscaping to building perimeter
- External seating area adjacent building entrance
- Accessible terrace at third floor
- Two interconnected front entrances designed to create a continuous flow between Castle Street and the Journey Campus
- 37 cycle spaces to the building
- Use of the communal cycle hub in Castle Court
- CAT A fit-out open office plan for flexible internal configurations
- Durable high-quality finishes throughout, including main entrance, cores and stairs
- Wellbeing facilities at the ground floor include three showers (one with accessible shower and WC) and 33 lockers
- WC provisions include:
  - o Third: 4 x gender neutral, 1 x accessible.
  - o Second: 2 x gender neutral, 1 x accessible, 1 x ambulant.
  - o First: 4 x gender neutral, 1 x accessible.
  - o Ground: 2x gender neutral, 1 x accessible, 1 x ambulant.



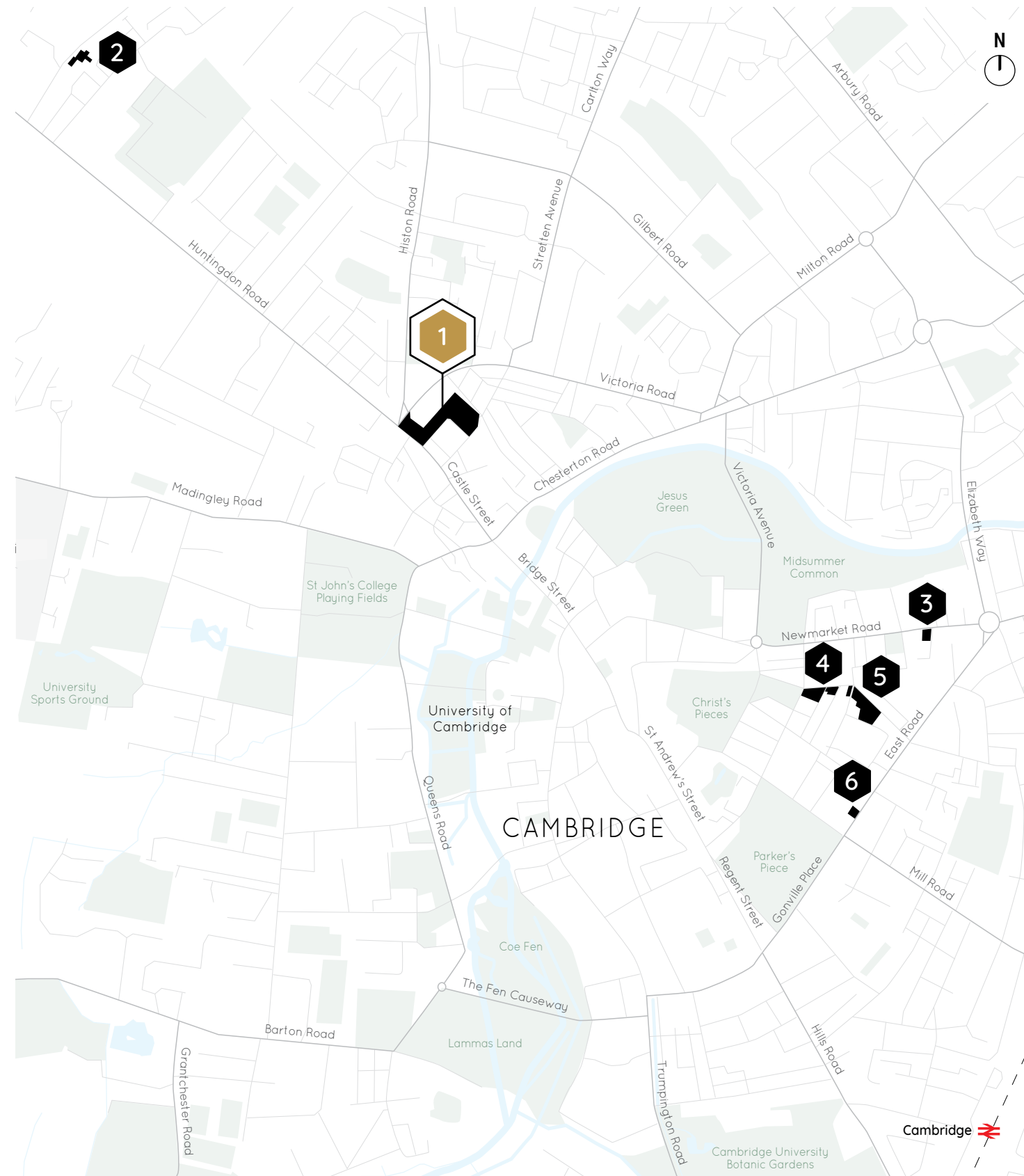
No.1 Journey Campus sits within the journey portfolio - a property company focused on delivering flexible and fitted spaces in the UK's key knowledge economies. This allows our residents to focus on growing their core business rather than tying up capital and energy in real estate strategy.

The operational portfolio includes 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 is 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.

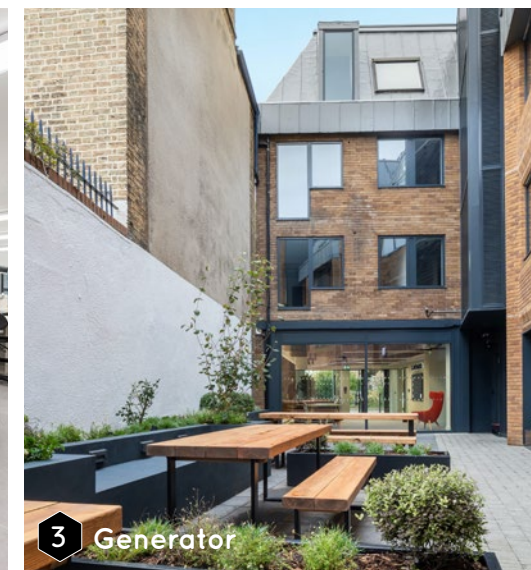
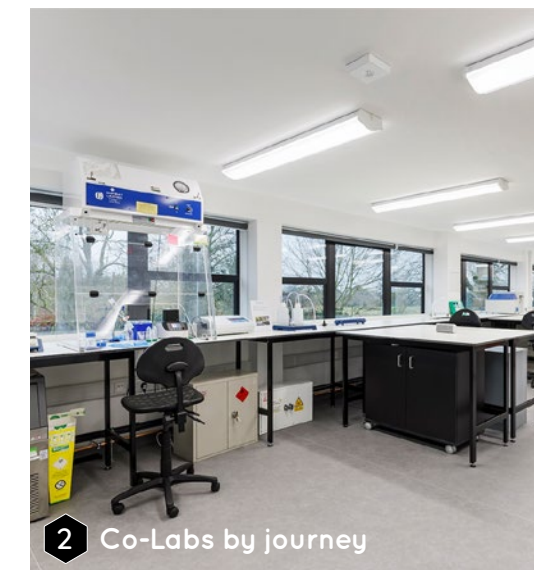
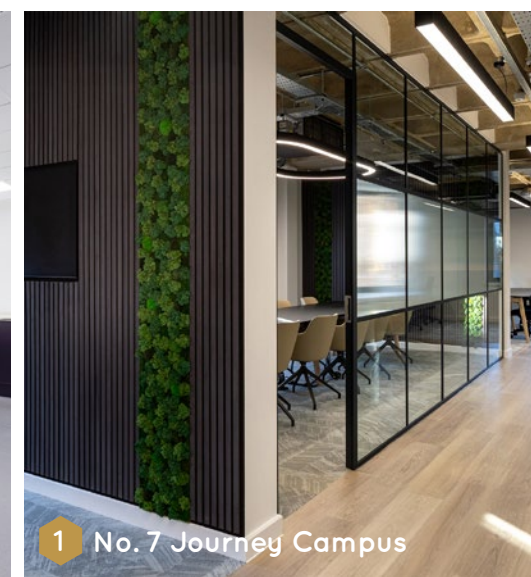
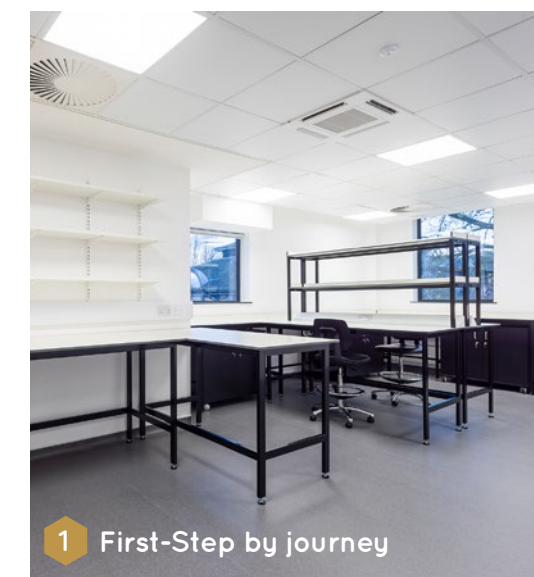
NO.1 JOURNEY CAMPUS,  
CASTLE STREET,  
CAMBRIDGE, CB3 0AT

## JOURNEY PORTFOLIO / CAMBRIDGE



Journey Campus 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.

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





WIDER CAMBRIDGE CITY CENTRE /  
LOCAL AMENITY & 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 campus. 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

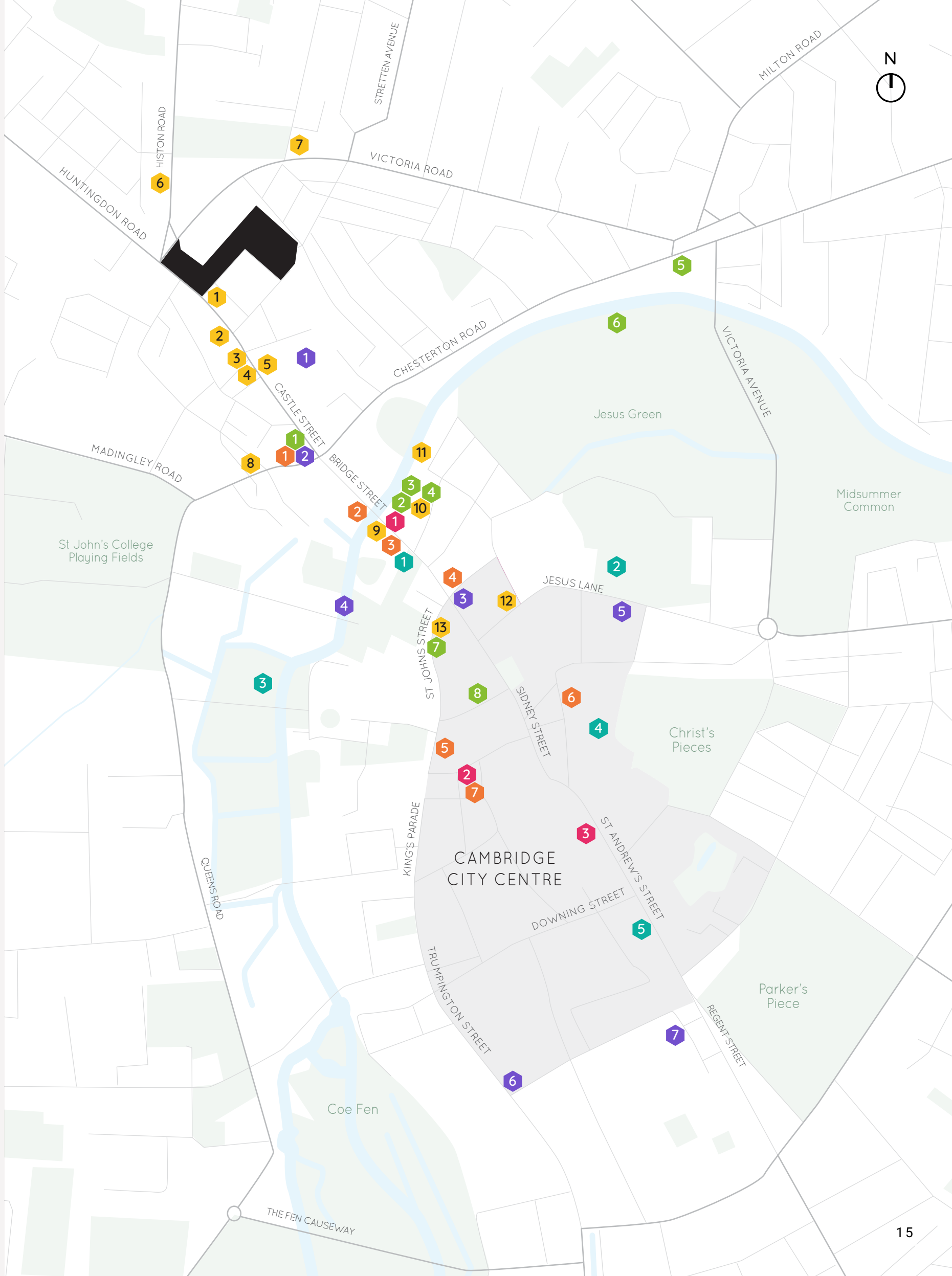
|                                        | walking time |
|----------------------------------------|--------------|
| 1 Cambridge Wine Merchants             | 7 mins       |
| 2 All Saints Garden Art & Craft Market | 11 mins      |
| 3 Cambridge Market Square              | 14 mins      |
| 4 Grand Arcade                         | 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 |





# Nº1 Journey Campus

**Important Notice** journey, Bidwells, DTRE or Savills 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 journey, Bidwells, DTRE or Savills 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. September 2026. Design by Monitto Creative.

FOR FURTHER INFORMATION /  
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