

Up to 158,000 sq ft NIA  
of lab and office space

Arriving  
Q4 2027

Workspace built for discovery.  
A community of brilliant minds.  
An incredible, open campus.

Imagine what happens next.

# THESEQUENCE

WELLCOME  
GENOME  
CAMPUS

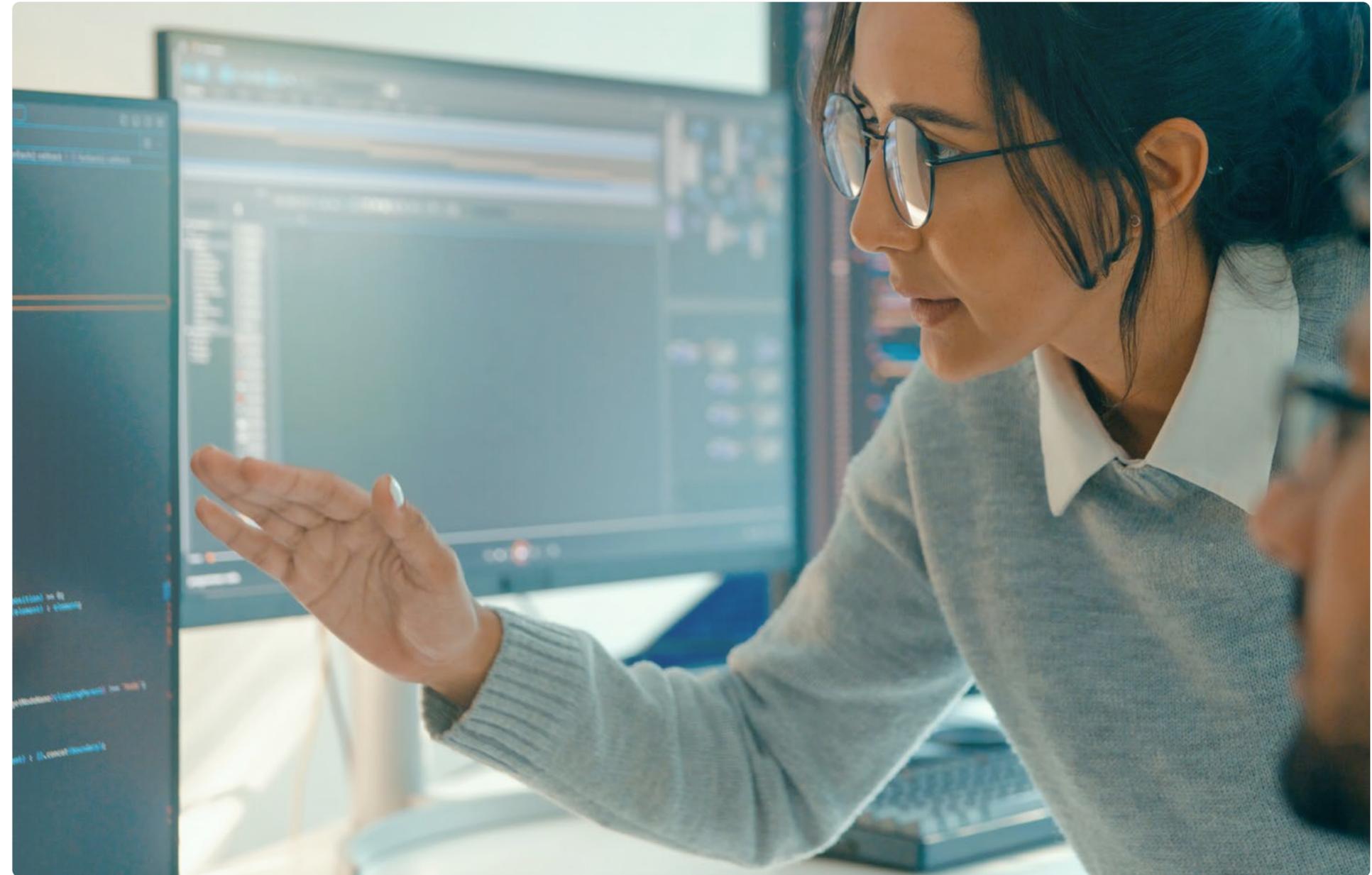


[thesequence.wellcomegenomecampus.com](https://thesequence.wellcomegenomecampus.com)

# A science ecosystem like no other

Step into the birthplace of genomics and biodata, a pioneering Cambridge campus where a growing community of brilliant minds is using the power of science to transform lives.

Offering extraordinary proximity to powerful data and expertise, the Wellcome Genome Campus empowers ambitious science and tech organisations to forge a healthier future for us all – while fast-tracking their own potential.



## Anchored by world class occupiers:



Driving discoveries that improve lives, while ensuring the benefits of progress are shared equitably.



Tackling the world's most pressing challenges through the power of molecular biology.



Transforming health research through unprecedented access to NHS data.

**84 petabytes**  
of on-site data storage

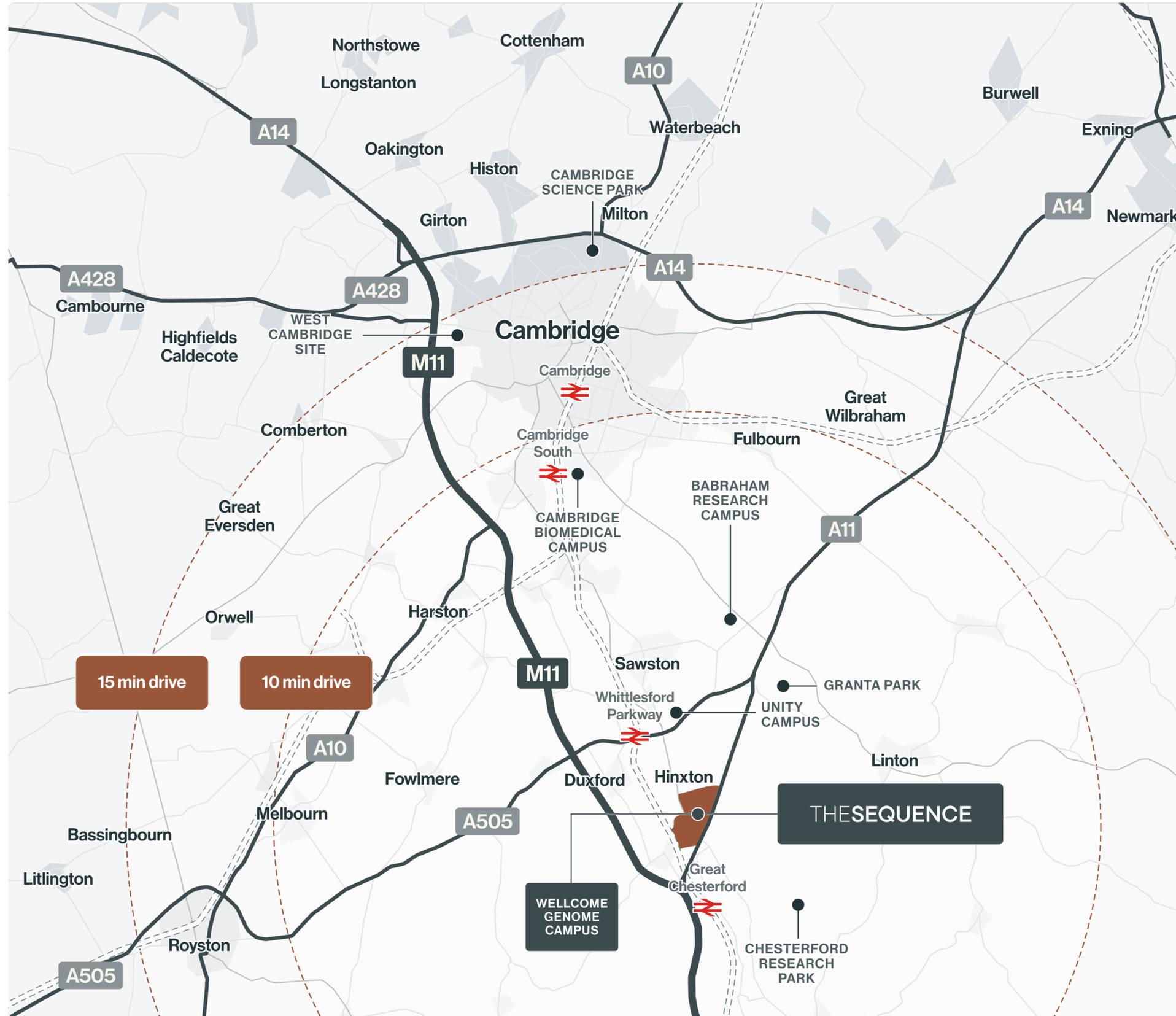
**7 fellows**  
of the Royal Society on campus

**1 Nobel Prize**  
awarded for discoveries on campus

**2,600 experts**  
in genomics and biodata on campus

**4,500 papers**  
published each year by our anchor occupiers

**40 trillion letters**  
of DNA sequenced every day on campus



# Surrounded by extraordinary

The campus is located in the heart of Europe's largest science and technology cluster, in the UK Innovation Corridor between London and Cambridge and the Oxford-Cambridge growth corridor.

Home to 5,000 innovation-led companies, Greater Cambridgeshire gives you access to an elite science ecosystem, a vibrant investor pool, and extraordinary talent.

**£51 billion turnover**

From the region's growing ecosystem of innovation-led organisations.

**23,000 professionals**

Employed in the life science ecosystem with more experts joining every day.

**23 unicorns**

Billion dollar tech and science businesses born in Cambridge.

**£111 billion**

Economic output annually from the wider Oxford-Cambridge growth corridor.

# An iconic campus with an incredible vision

Undergoing an era-defining expansion from 125 to 440 acres, Wellcome Genome Campus offers exceptional workspace set among acres of mature trees, wetlands, and historic buildings.

There will be abundant restorative spaces too, including health and fitness facilities and food and drink venues, all connected by new parks, bridges, and a pioneering energy network.



## Variety of F&B venues

including an eatery in The Sequence.

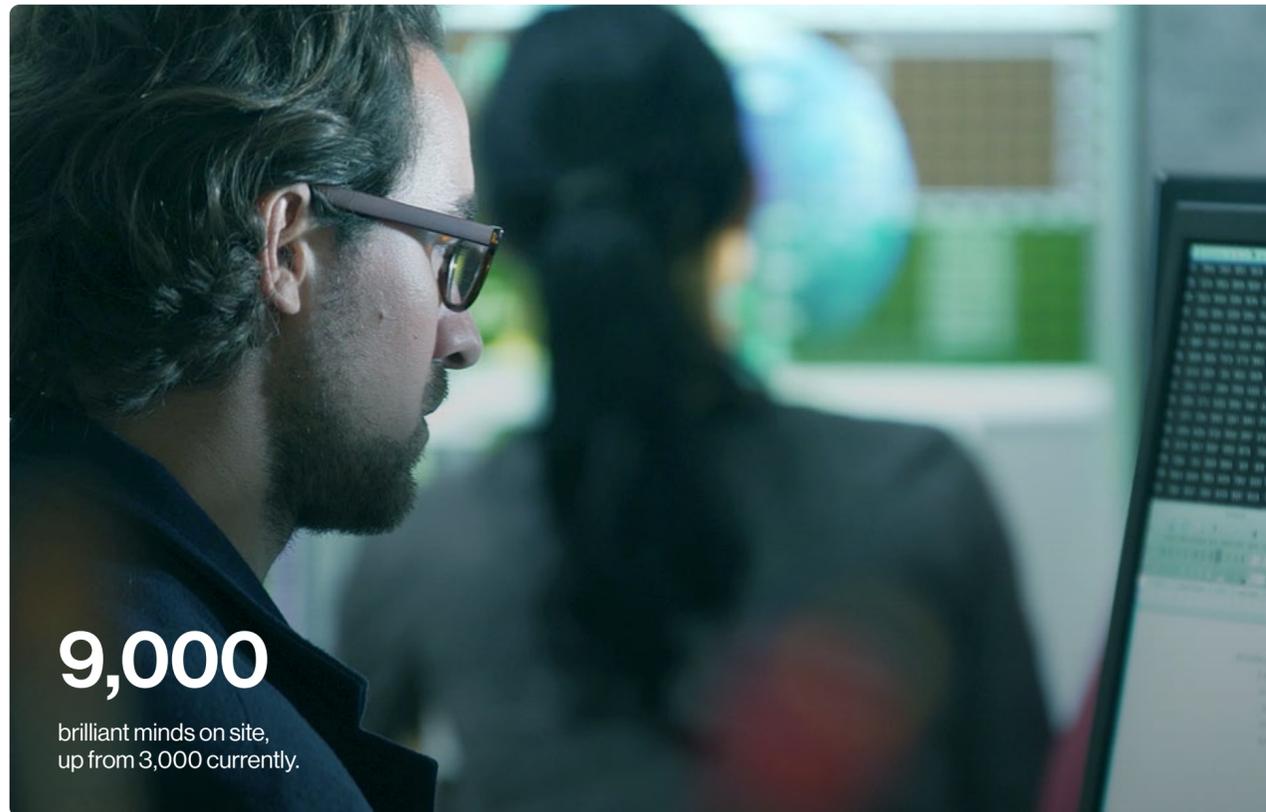
## 1,500 new homes for campus staff

with 83 in the first phase, alongside The Sequence.



## 2.5 million sq ft

of future-ready workspace.



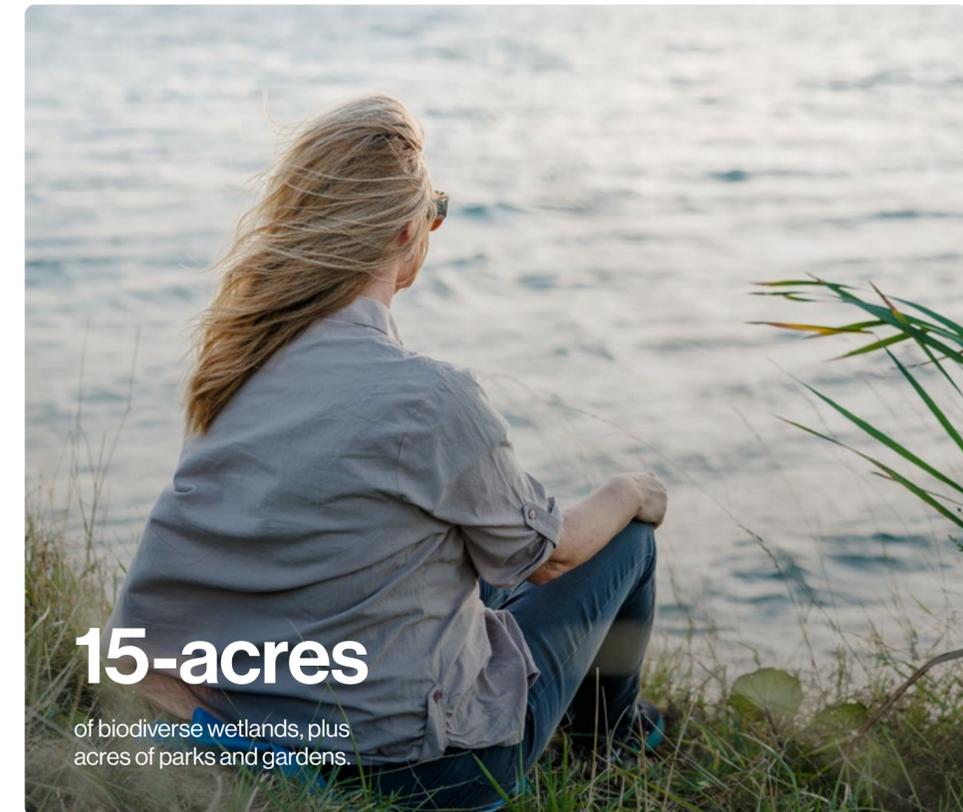
## 9,000

brilliant minds on site, up from 3,000 currently.



## 5-star

gym, pool, padel courts, bouldering and climbing wall.



## 15-acres

of biodiverse wetlands, plus acres of parks and gardens.

# The best is yet to come



# Built for discovery

Introducing cutting-edge workspace in a striking building designed to get the very best from visionary organisations.

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Up to 158,000 sq ft NIA

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Sophisticated, mood-boosting interiors

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Flexible lab and office configurations

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Premium cycle facilities

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Community and Town Hall space

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Landscaped plaza

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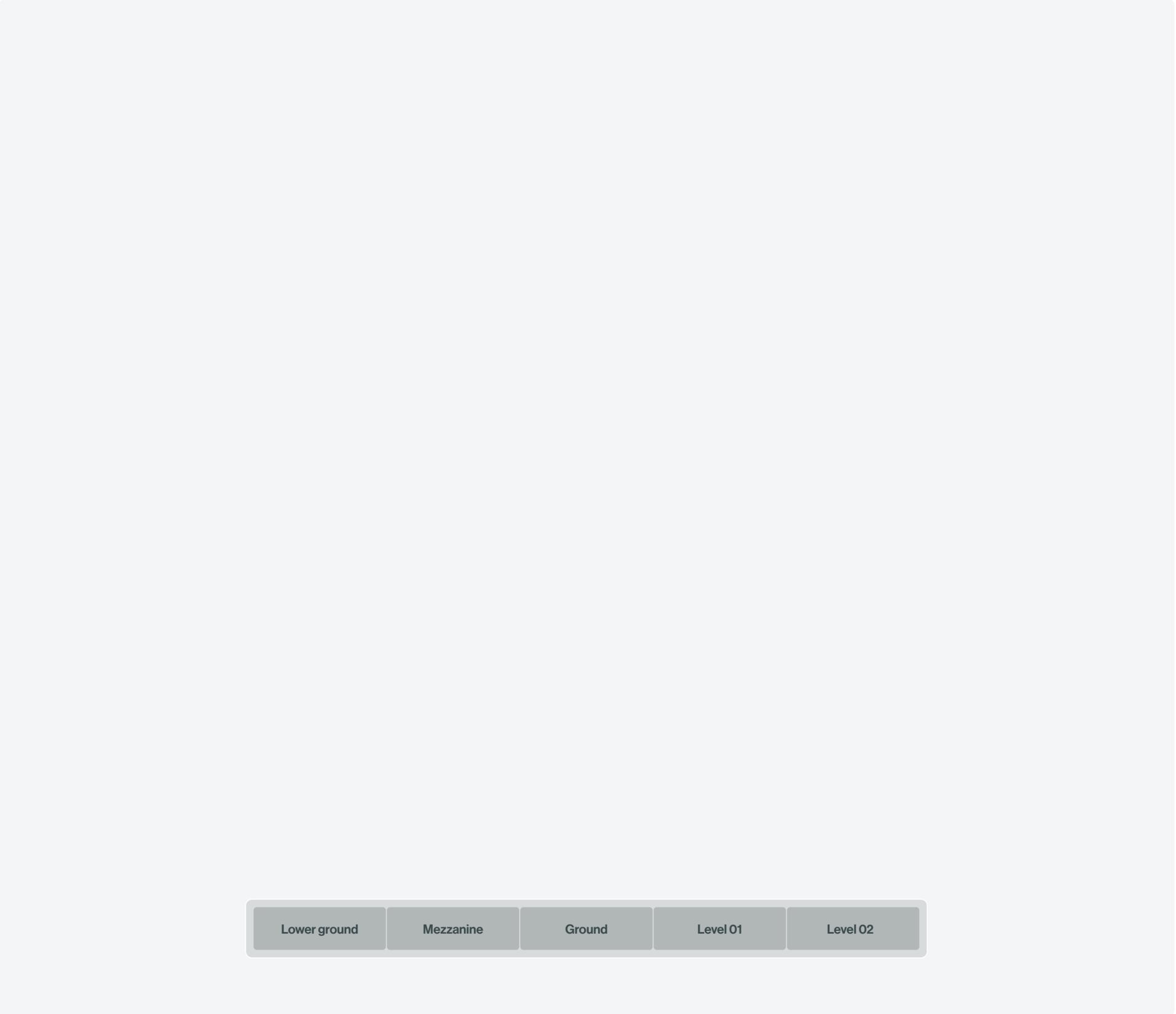
Refined F&B offerings

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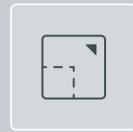
Outstanding sustainability

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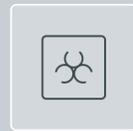
Sq Ft (Sq M). All areas are approximate.  
NIA figures are shown in sq ft and sq m, subject to rounding and verification.



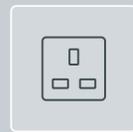
# Specification



The Sequence has been designed for occupational densities of 1:10 - 1:12 m<sup>2</sup> average with the cores and M&E designed for higher densities and flexibility to accommodate wet lab requirements



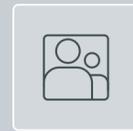
Base build which supports Containment Level 2 (CL2) laboratories throughout the building, and can accommodate CL3 laboratories



Laboratory plug load allowance of up to 85 W/sq m



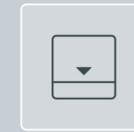
Dedicated high-capacity power supply for R&D/Laboratory use and intensive technical uses



On-site shared laboratory support services, including laboratory gases, and treated water supply



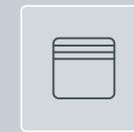
Generous car park spacing ratio



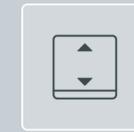
Typical upper floor loading capacity of 4 kN/sq m plus an additional 1 kN/sq m allowance. Lower Ground floor up to 10kN+1.0



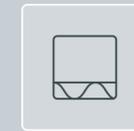
Fume cupboard allowance of approx. 1 per 300 sq m NIA, with riser space for future expansion



Dedicated loading bay with capacity for up to three delivery vehicles



Enhanced floor-to-floor heights to accommodate laboratory services, ranging from 4.2 m to 6.2 m



Majority of floor vibration frequencies designed to achieve  $RF \leq 1$



Targeting BREEAM Outstanding

# Space to scale

**Fully flexible workspace that keeps pace  
with your ambitions.**

Each floor can be configured to your exact,  
evolving office and lab requirements.





The Wellcome Genome Campus group of companies (WGC Group) is the owner, operator, real estate developer and ecosystem builder of Wellcome Genome Campus. Our shareholder is the Wellcome Trust, a global charitable foundation established in 1936 and working towards a healthier future for everyone.

Wellcome Trust is driving advances in genomics, infectious disease, mental health and climate and health. These strategic programmes have a strong focus on global partnerships, equitable access and real-world impact.

Between 2022 and 2032, Wellcome Trust plans to spend £16bn on its programmes. It has spent £5.2bn over the first three years of its plan. The Trust mission is funded by returns from a portfolio of financial investments. WGC Group, the Wellcome Genome Campus and its expansion are part of that portfolio.

Discovery science at the Campus is a core part of the Wellcome mission. The Campus is world-renowned for its work on the first human genome – a milestone that transformed science. Today, programmes such as the Human Cell Atlas and the Darwin Tree of Life are similarly driving discoveries that improve our understanding of life and health, and ensuring real-world benefits are shared equitably.

To find out more, just get in touch:

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