

THE SEQUENCE

147,000 sq ft of lab and office space
Arriving Q4 2027

thesequence.wellcomegenomecampus.com



Image shown for illustrative purposes only. Final design subject to change.

The first in a new sequence

The Wellcome Genome Campus played a historic role in the scientific process of sequencing DNA. The Sequence takes its name from that legacy – and will help define the next era for the campus.

Now under construction, The Sequence is the first major building to give form to that ambition: bringing together exceptional talent, world-leading institutes and ambitious businesses leading on omics – the large-scale study of biological molecules – computational biology, health data, machine learning and other AI, to accelerate discovery and translation.

The Sequence marks the beginning of a new chapter for the campus, one of Europe's most important centres for genomics and biological data and home to one of the largest life science expansion projects in Europe. It is the first in a new sequence of spaces, organisations and opportunities designed to fulfil the promise of genomics and data to transform health and care.

A campus defined by progress

Home to Europe's largest concentration of talent in genomics and computational biology, the Wellcome Genome Campus brings together pioneering research, translation, commercial innovation and global scientific collaboration in one connected community.

Work alongside world-leading institutes

Join a campus home to pioneering organisations including the Wellcome Sanger Institute, EMBL-EBI and HDRS and work in proximity to the scientists, technologists and experts shaping the future of health.

Turn discovery into impact

Access the expertise, data and partnerships that help accelerate research, translation and commercial success.

Accelerate as the campus evolves

Be part of one of Europe's largest life science expansion projects, with space for around 250 organisations and new opportunities for collaboration, innovation and scientific progress.

Where collaboration drives progress

From research and translation to commercialisation and convening, the campus brings together the people and organisations shaping the future of health.

Contents

A science ecosystem like no other

Step into the birthplace of modern genomics and the epicentre of big biodata, a pioneering Cambridge campus where a growing community of brilliant minds use the power of science and technology to transform lives.

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



2,200 experts

in genomics and
biodata on campus

40 trillion letters

of DNA sequenced
every day on campus

40 industry partners

working alongside our
academic institutions

4,500 papers

published by our anchor
occupiers each year

84 petabytes

of on-site
data storage

191 organoid models

banked through the
Sanger cellular platform

A genomics landmark

Opened in 1992, this is a campus shaped by the restless pursuit of progress.

The story begins with the Human Genome Project, a global collaboration to sequence the first ‘reference’ human genome.

Through the expertise of our anchor occupier, the Wellcome Sanger Institute, one third of the human genome was sequenced here – the largest contribution to the project anywhere in the world.

Since then, the discoveries and breakthroughs have continued, with the campus pioneering the research and translation that shapes health and care.

4

Royal honours

Damehoods awarded to Dame Janet Thornton and Dame Bridget Ogilvie, and Knighthoods awarded to Sir John Sulston and Sir Mike Stratton.

3

Decades of progress

From the Human Genome Project to the Human Cell Atlas and Darwin Tree of Life project.

2

Anchor Institutes

The Wellcome Sanger Institute and EMBL's European Bioinformatics Institute (EMBL-EBI) have helped shape the campus into a world-leading centre for genomics and biodata science, driving discovery and innovation for decades.

1

Nobel Prize

Sir John Sulston scooped the big one alongside Sydney Brenner and Robert Horvitz in 2002 for discoveries in 'genetic regulation of organ development and programmed cell death'.

0

Signs of slowing down

With machine learning, AI and big biodata opening new frontiers, the campus is accelerating the science that will shape the future of health.

World-class anchor occupiers

Wellcome Genome Campus connects you to a deep pool of talent, both on-site and across the Cambridge ecosystem.

Already home to some of the biggest names in genomics, data and data science, the campus community attracts and retains exceptional world-class talent.

The campus also boasts amazing alumni of industry leaders, which adds to our convening power. We add to those alumni every year, as bright researchers complete their PhDs with the University of Cambridge and talented data scientists and others finish their 9-year tenure at EMBL-EBI. This means the campus has the continual flow of talent and fresh thinking to support the growth of occupiers, the overall community and ecosystem.



Named after a double Nobel Laureate, the Wellcome Sanger Institute is a British non-profit genomics and genetics research institute that transformed science forever.

Celebrated for pioneering high-throughput sequencing, the Institute spearheads bold projects in human, pathogen and cellular evolution, as well as genome variation. The institute conducts research that shapes global research policies.



The European Bioinformatics Institute (EMBL-EBI) is one of the six sites of EMBL, a renowned intergovernmental organisation tackling the world's most pressing challenges through the power of molecular biology.

Operating the world's most advanced molecular data resources, EMBL-EBI makes its data and expertise freely available to researchers, powering 100,000 scientific publications and breakthroughs that are saving and improving lives.

EMBL-EBI is the bedrock of global biological data and the centre for computational biology.

Health Data Research Service

A new flagship national data infrastructure will help researchers make discoveries to improve health. Backed by £100 million from the Wellcome Trust and up to £500 million from the UK Government, the Health Data Research Service will provide a single, secure method for researchers to access and analyse different datasets.

Available from late 2026, the service will accelerate the development of diagnostics, life-saving treatments and advances in prevention. Creating this world-leading research service will strengthen the UK's position as a hub for scientific innovation and health data research and attract investment.

Knowledge sharing is power

Communal, connected and collaborative to its core.

Our ecosystem and community, proximity to powerful data, inviting communal spaces and convening function, with a calendar of high-profile conferences, brings people together to collaborate on research, technology and translation.

The occupiers we have on-site range from high-growth start-ups to established global organisations, and are integral to prominent scientific and technology clusters, connected to specialist investors and commercial partners across the UK and internationally.

It brings together scientists, founders and companies working on similar challenges, making it easier to find the right partners, talent and commercial opportunities across omics and big data.

15

World-renowned conferences held on campus in 2025, with plans for even more next year.



355

Scientific lectures and seminars held by campus staff and external academics, all open to the whole campus.



10,000

Visitors to our conference centre every year.



A landmark campus with an incredible vision

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

With space for an estimated 250 companies to undertake research, translation and other commercial activity, the campus is being designed for the next era of science and technology. Designed to foster collaboration at scale, the campus enables organisations to access talent, expertise and partnerships that can help bring new ideas to market faster.



Creating a real sense of community

As part of our expansion, we’re making our campus a public space, a destination where people can work, live, meet and spend time together.

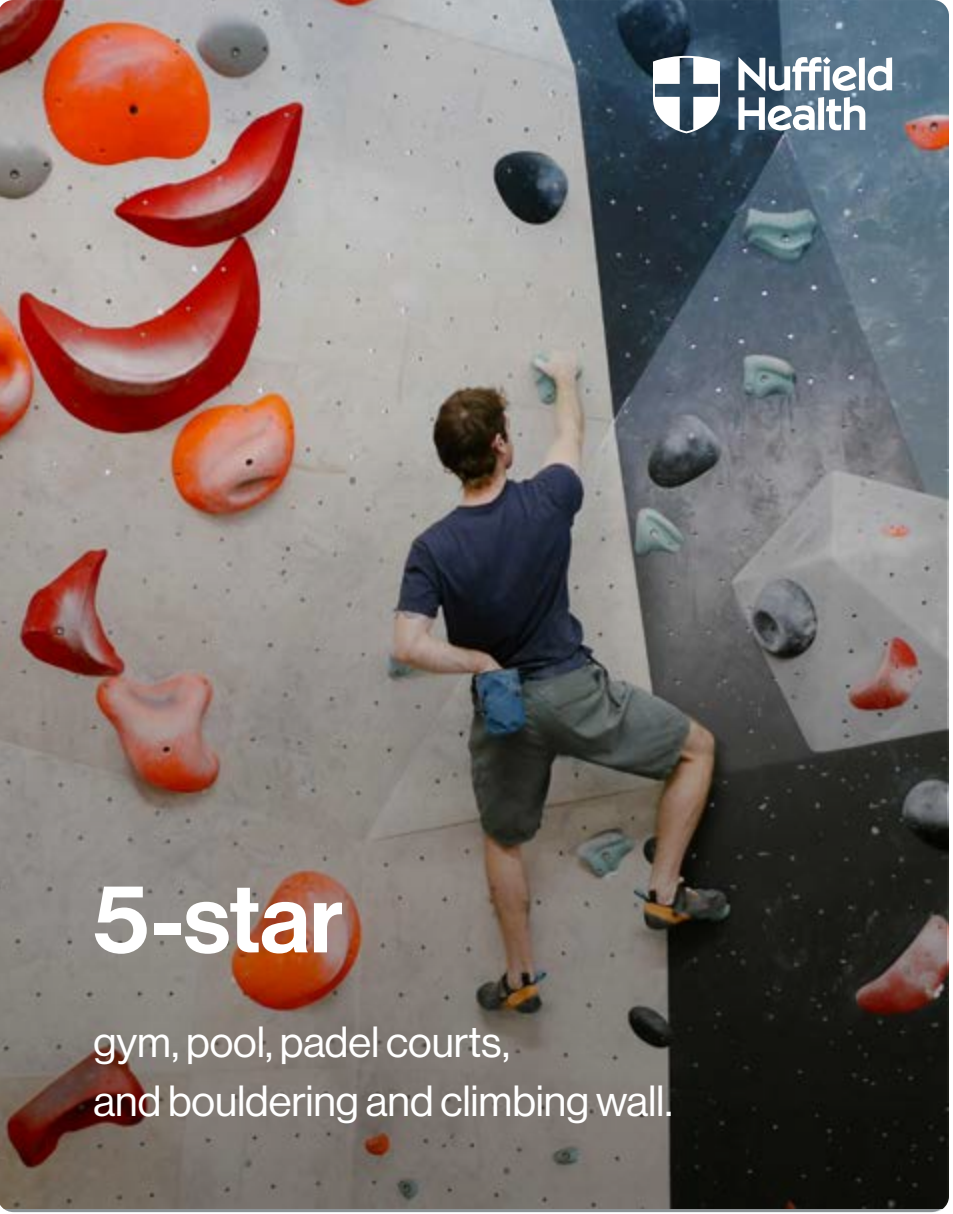
Exceptional amenities will define the everyday, with a world-class health and fitness club, a rich variety of food and beverage venues, retail offerings including local stores and a farm shop, all interconnected by landscaped parks, bridges and an advanced energy network.



9,000
brilliant minds on-site,
up from 2,200 currently.



15-acres
of biodiverse wetlands, plus
acres of parks and gardens.



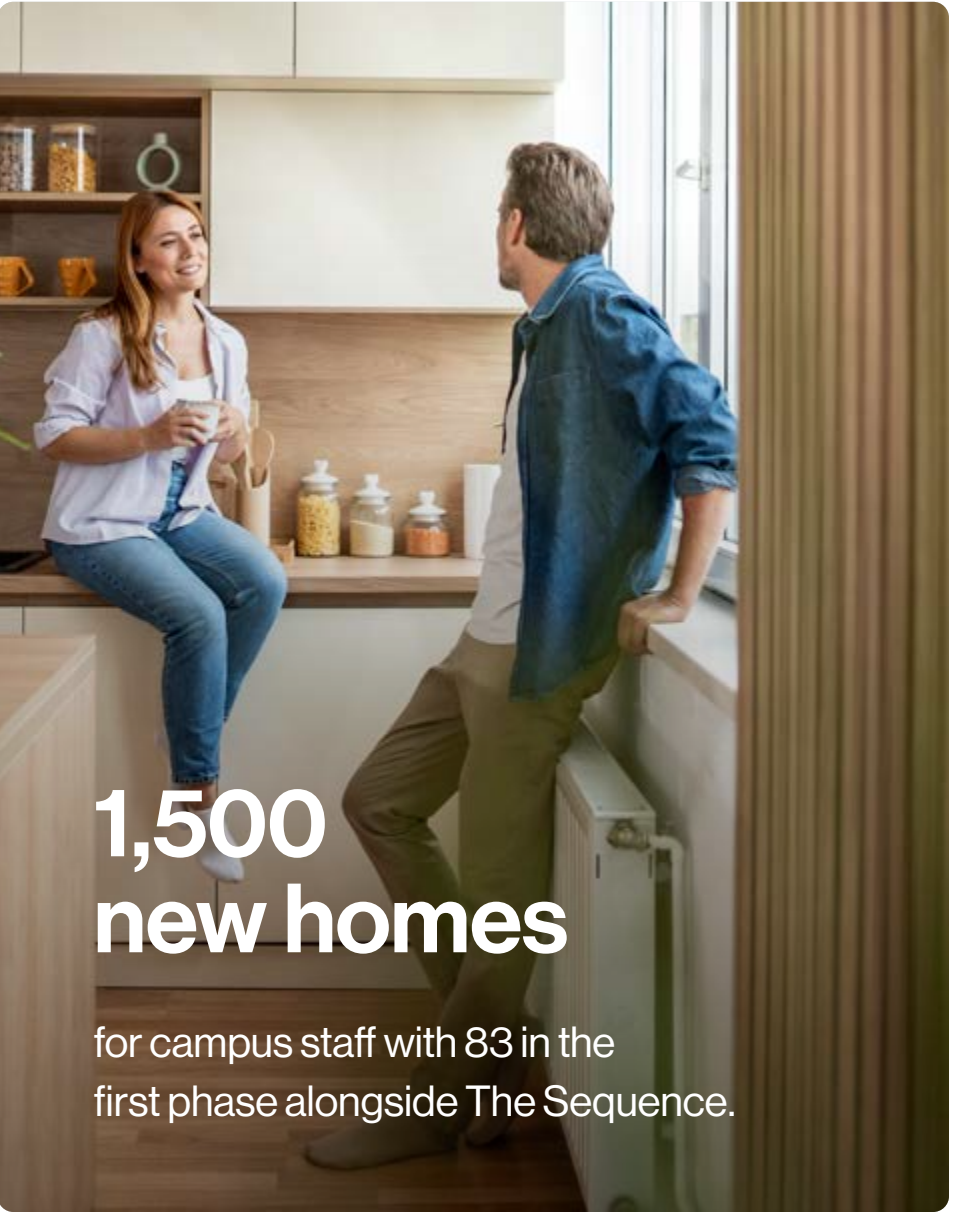
5-star
gym, pool, padel courts,
and bouldering and climbing wall.



Variety of F&B venues
including an eatery
in The Sequence.



2.5 million sq ft
of future-ready
workspace.



1,500 new homes
for campus staff with 83 in the
first phase alongside The Sequence.

Progress in the making



THESEQUENCE

Introducing 147,000 sq ft of cutting-edge workspace in a striking building designed to foster the very best from visionary organisations.



CGI Lower Ground Amenities.
Image shown for illustrative purposes only. Final design subject to change.

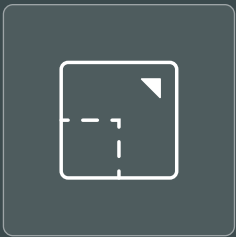
A new level of sophistication

With a new focus on structuring work around your energy rather than time, The Sequence and campus includes dedicated spaces to reset and unwind.

Whether you need to step away from your desk or take a quick breather from the lab, these pockets of calm offer a moment to reflect and recharge.

It's a workplace designed to help ideas flow and people perform at their best.

Specification



Density ratio

1:10–1:12 m² occupancy, with cores and M&E allowing for higher densities and wet lab flexibility



Loading

Dedicated loading bay with capacity for up to three delivery vehicles



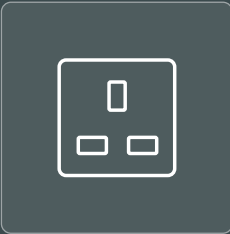
Fumes

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



Services

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



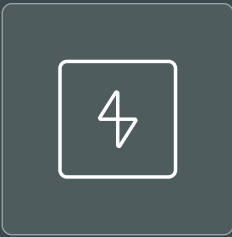
Plug allowance

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



Containment

Supports Containment Level 2 (CL2) labs throughout the building, and can accommodate CL3 labs



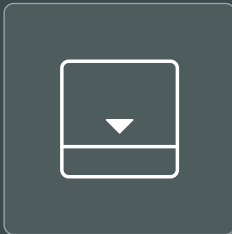
Power supply

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



Car parking

Car parking provision: up to 1 space per 390 sq ft



Floor loading

Typical upper floor: 4 kN/sq m plus and additional 1 kN/sq m allowance. Lower ground floor up to 10 kN+1.0



Floor heights

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



Sustainability

Targeting BREEAM Outstanding



Vibration

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

A launch pad for life sciences

At The Sequence’s Innovation Hub, startups and scale-ups take their next steps in our purpose-built incubator and accelerator facility.

Designed to support discovery and growth, the hub offers flexible space from as little as one workstation or lab bench.

With shared infrastructure and dedicated programme support, occupiers become part of Cambridge’s world-leading life sciences ecosystem, connecting them to expertise, collaboration and investment opportunities that can help turn their promising ideas into something extraordinary.

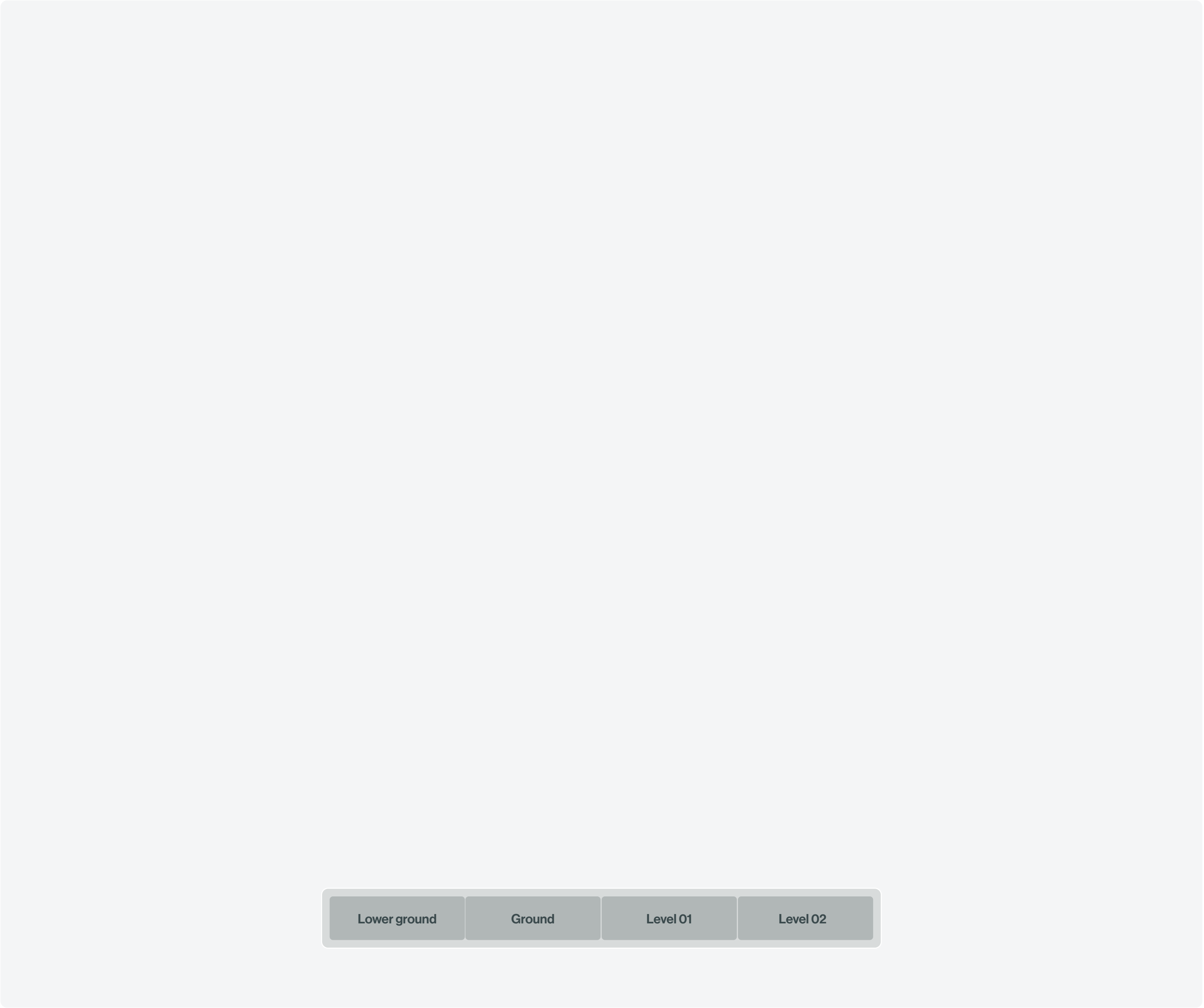


Built for discovery

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

Up to 147,000 sq ft NIA	Outstanding sustainability
Flexible lab and office configurations	Community and Town Hall space
Refined food & beverage offerings	Sophisticated, mood-boosting interiors
Landscaped plaza	Premium cycle facilities

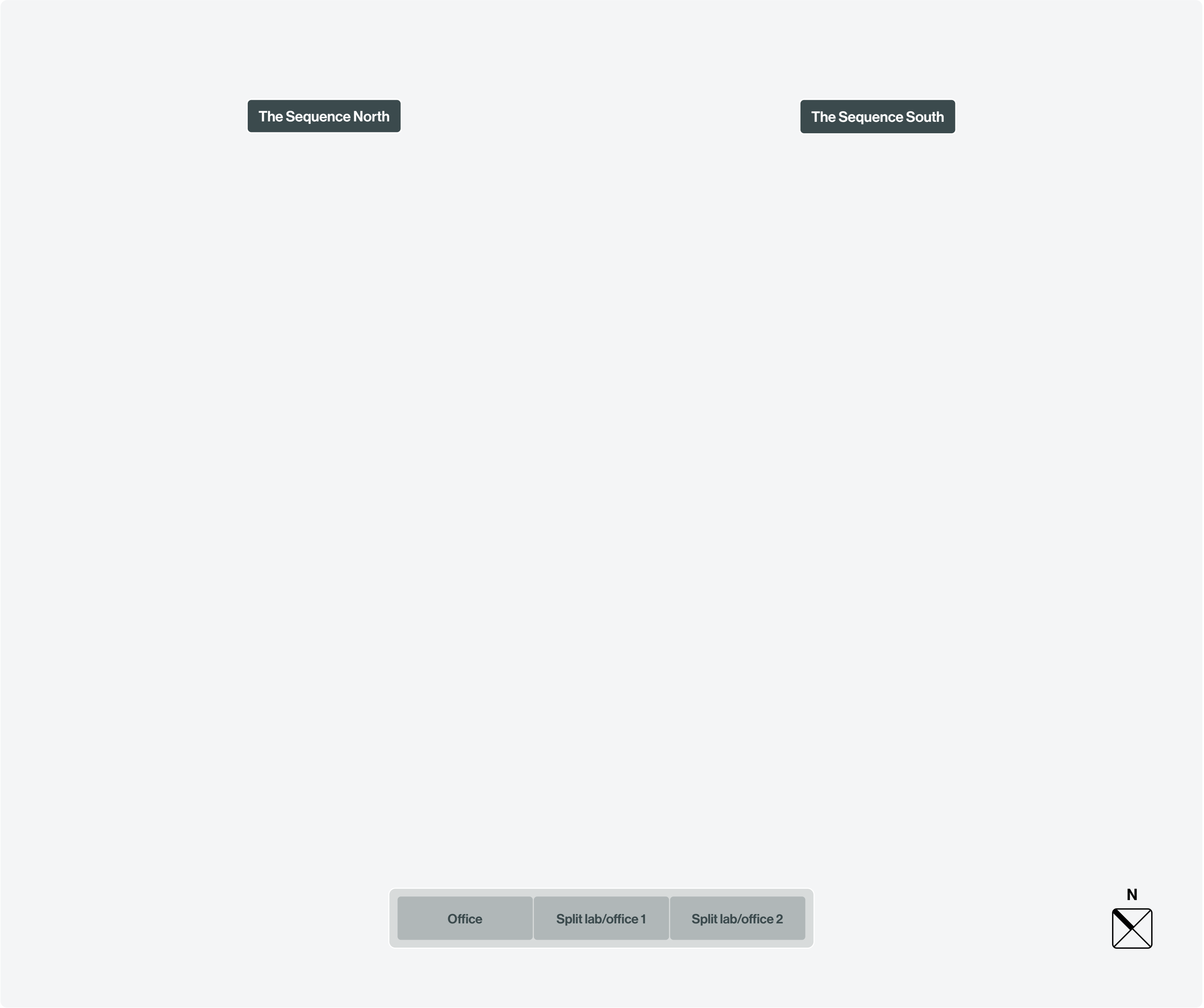
Sq Ft (Sq M). All areas are approximate.
NIA figures are shown in sq ft and sq m, subject to rounding and verification.



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 future of energy intelligence

The Sequence will be connected to an advanced energy network, consisting of microgrids for power and an ambient loop for district-level heating and cooling.

It will generate, store and distribute renewable energy from ground and air source heat pumps, with key infrastructure housed at a new energy farm. The network offers greater energy self-sufficiency, lower bills and improved resilience.



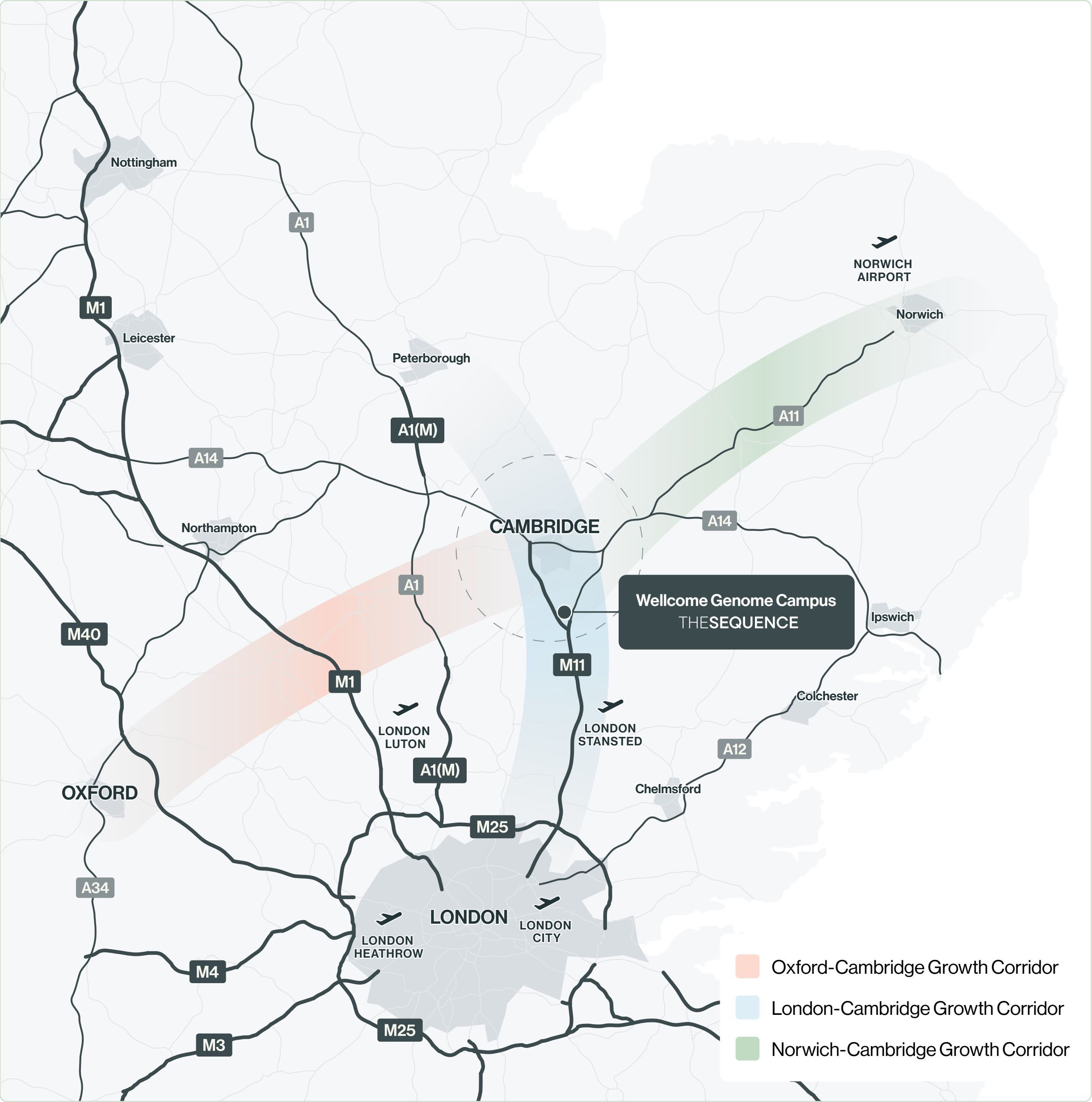
The Sequence is targeting:

BREEAM®
OUTSTANDING



Energy Farm





Surrounded by extraordinary

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.



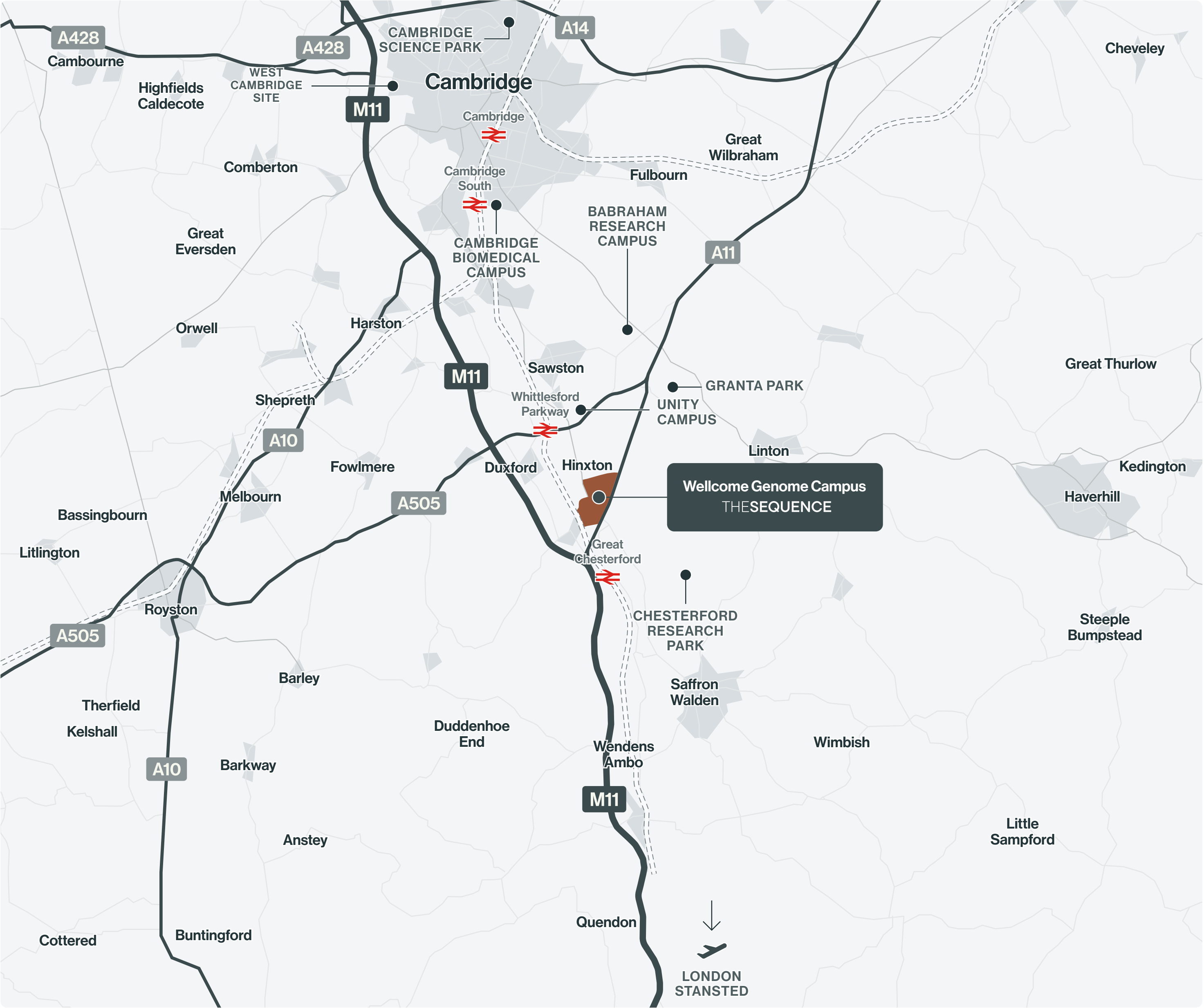
Strategically placed

Key Destinations

Train

Technology Cluster

Car



Greater Cambridge is now home to 5,000 innovation-led companies, supported by elite universities, a vibrant investor community, and an unrivalled talent pool.

Academia & Capital

Life Sciences

Deep Tech

The European capital of innovation

£56 billion turnover

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

25,000+ companies

Operating within the Cambridge Cluster in a variety of sectors.

Source: Cambridge Ahead

220,000 employees

Working within the Cambridge Cluster, many of whom will be looking for new ventures.

26 unicorns

Billion dollar technology and science businesses born in Cambridge.

11.1% growth

Europe's most intense science and technology cluster.

1st globally

For employment opportunities for life science within the Cambridge Cluster.

A healthier future for everyone



WGC Group owns, manages and develops the Wellcome Genome Campus. Our shareholder is the Wellcome Trust, a global charitable foundation established in 1936.

Wellcome drives discovery, bringing together scientific, social and cultural perspectives to deliver better health outcomes for everyone. And it is taking on urgent global challenges in infectious disease, mental health, and climate and health.

Between 2022 and 2032, Wellcome plans to spend over £16bn on its mission, funded by returns from a diversified investment portfolio. WGC Group, the Wellcome Genome Campus and its expansion are part of that portfolio.



Discovery
New knowledge to transform health, such as breakthrough genomics research.



Infectious diseases
Focused on the most pressing vaccine and treatment development.



Mental health
Focused on early interventions with a global, inclusive approach.



Climate and health
Practical solutions that protect people's health from climate change.



All of this. Plus your ambition.

Imagine what happens next.

THESEQUENCE

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