



The Old School House, Carrow Hill, Norwich
Norwich



Minors & Brady

The Old School House, Carrow Hill

Norwich

Representing a strong commercial opportunity for owner-occupiers or investors seeking a distinctive and functional business premises in a well-connected location. Positioned on the outskirts of Norwich along Carrow Hill, this three-storey office building dates back to 1864 and blends its rich heritage with the flexibility of a modern business hub. Formerly home to a thriving insurance brokerage with capacity for up to 85 desks, the property offers expansive, versatile office accommodation, original architectural features, and excellent future potential. An inspiring setting for ambitious businesses looking to make a statement in a distinctive and well-connected location.

Location

Carrow Hill is situated on the outer skirts of Norwich city centre, offering excellent accessibility while benefiting from a quieter, professional setting. The location is approximately 1.5 miles from Norwich city centre, providing convenient access to the city's commercial, retail, and leisure amenities. Norwich Train Station is just under 2 miles away, facilitating swift rail connections to London, Cambridge, and other regional centres. The area is well-served by regular bus routes linking to the city centre and surrounding suburbs, ensuring ease of access for both staff and clients.

Local amenities include a range of shops, eateries, and service providers within a short walk, and larger retail parks are accessible within a few minutes by car. Carrow Hill is an established area for business, offering a professional environment with strong transport links, proximity to the city's key commercial districts, and a supportive local infrastructure, making it well-suited for a variety of commercial uses.

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Key Features

- Commercial opportunity ideal for owner-occupiers or investors seeking a distinctive and functional business premises in a well-connected Norwich location
- Previously configured to accommodate up to 85 desks, demonstrating the property's capacity for large-scale operations and flexible layouts
- Historic three-storey building dating back to 1864, originally opened as a school by James Colman
- Ground floor accommodation of 3,432 sqft featuring two entrances, three large office spaces, six smaller offices suitable for departments or meetings, a communal kitchen and toilet facilities
- First floor extending to 2,189 sqft, highlighted by a 45-foot office with a high vaulted ceiling, an additional office off the main space, communal kitchen and seating area, and ample room for desks
- Cellar floor currently unused, offering potential for storage or conversion into additional office space subject to planning permission, providing scope for future expansion or customisation
- On-site staff parking at the front of the building
- Ideally located on the outer skirts of Norwich along Carrow Hill, offering excellent access to the city centre, surrounding business districts, and local transport links



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Set on the outer skirts of the historic city of Norwich, along Carrow Hill, this commercial office building presents a rare and compelling business opportunity.

Dating back to 1864, the building first opened as a school founded by James Colman, and today it stands as an impressive example of adaptive reuse. Its traditional brick-and-flint façade proudly reflects its historic significance, while the interior has been thoughtfully updated to support the demands of a modern-day professional workspace.

Previously operating as the headquarters for insurance brokers, the property successfully accommodated up to 85 desks, highlighting both its flexibility and capacity for growing businesses.

The ground floor extends to approximately 3,432 sqft and is accessed via two separate entrances, ideal for multi-departmental use or client-facing operations. This level comprises three large office areas, six smaller offices suitable for departmental teams or meeting rooms, a modern communal kitchen, toilet facilities, and practical storage space, designed to promote both efficiency and collaboration.



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A spiral staircase leads to the first floor, offering a further 2,189 sqft. Here, a standout 45-foot-long office space with a high vaulted ceiling showcases the building's original architectural charm, creating an inspiring environment for open-plan working, conferences, or professional events. An additional office sits just off the main room, alongside ample space for desks, seating, and breakout areas. This floor also benefits from a communal kitchen and seating area, reinforcing the building's emphasis on staff comfort and usability.

The cellar floor, while currently unused and requiring renovation, presents further potential. Subject to the necessary planning permissions, it could be utilised for storage or converted into additional office accommodation, offering valuable scope for future expansion.

Externally, the property features a decked courtyard, providing a welcome outdoor space for staff breaks or designated smoking use. To the front of the building, staff parking is available, with the option of on-road parking nearby, an added convenience for both employees and visitors.

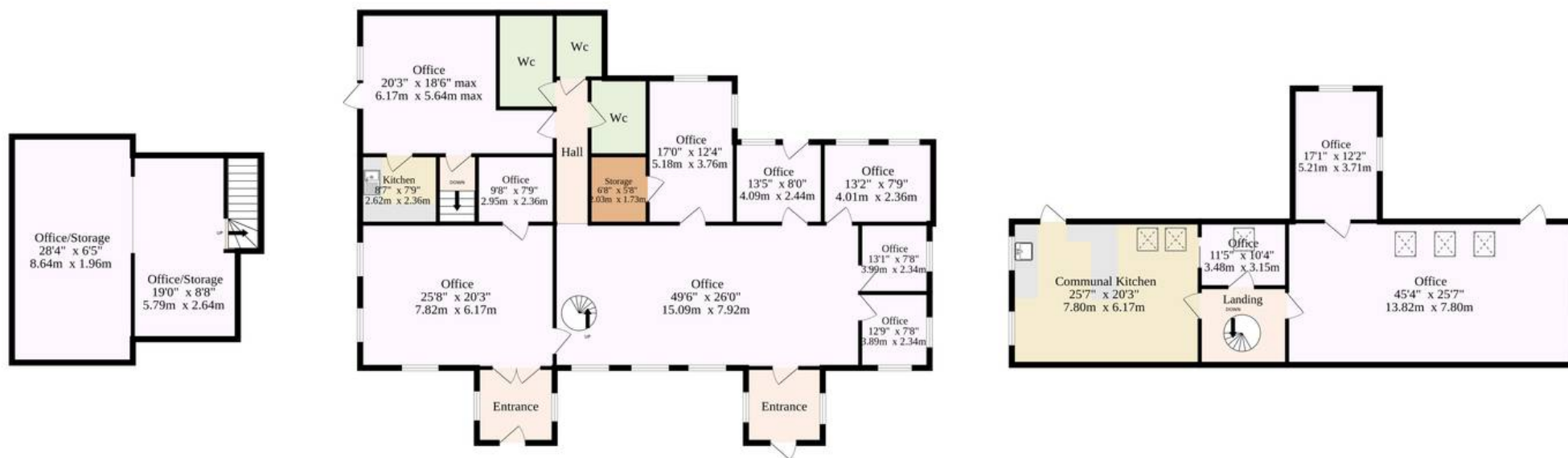


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Cellar
352 sq.ft. (32.7 sq.m.) approx.

Ground Floor
3432 sq.ft. (318.8 sq.m.) approx.

1st Floor
2189 sq.ft. (203.4 sq.m.) approx.



TOTAL FLOOR AREA : 5973 sq.ft. (554.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Meet *Rosie*
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