



Artist Impression

## Prospect House

Prime Grade A Office  
Norwich City Centre  
2,214 to 9,884 sq ft  
AVAILABLE FOR PRE-LET  
[prospecthousenorwich.co.uk](http://prospecthousenorwich.co.uk)

## Overview of Prospect House

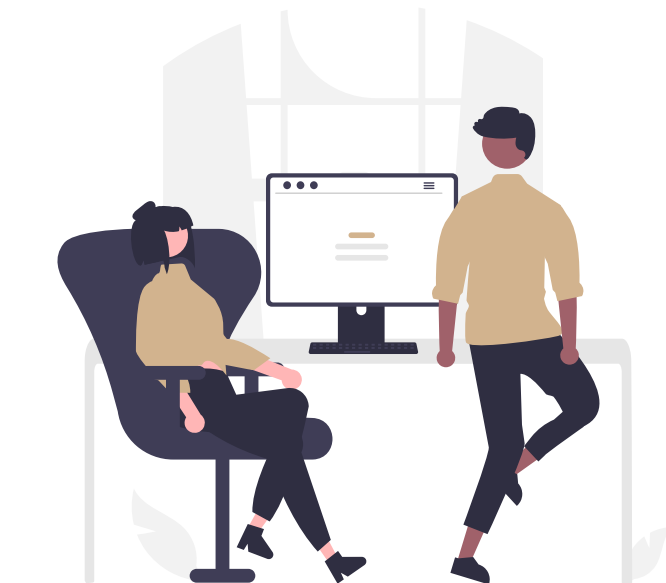
Prospect House is an 85,000 sq ft landmark office building constructed in the late 1960's in the Brutalist architectural style for Eastern Counties Newspapers. It is now home to Alan Boswell Group and a host of other professional companies.

Situated adjacent to the Castle Quarter retail & leisure complex, with views of the Castle and Cathedral, Prospect House provides modern, amenity-rich office space including an onsite employee restaurant in the heart of Norwich.

## The Opportunity

Following the redevelopment of the entrance to the South Wing, which has been designed to provide an impressive and welcoming space for staff and visitors alike, the next phase of development will provide up to 10,000 sq ft of spectacular, double-height Grade A office space which is now available for pre-let. This flexible and efficient workspace will benefit from newly fitted showers, access to a large cycle park and up to 12 car parking spaces\*.

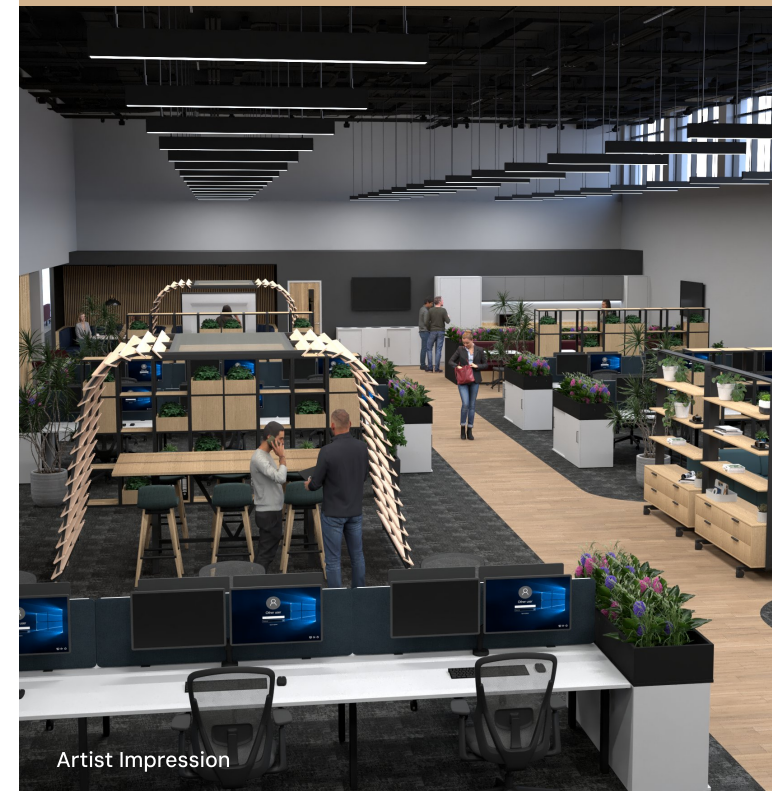
\*Dependent on sq ft leased



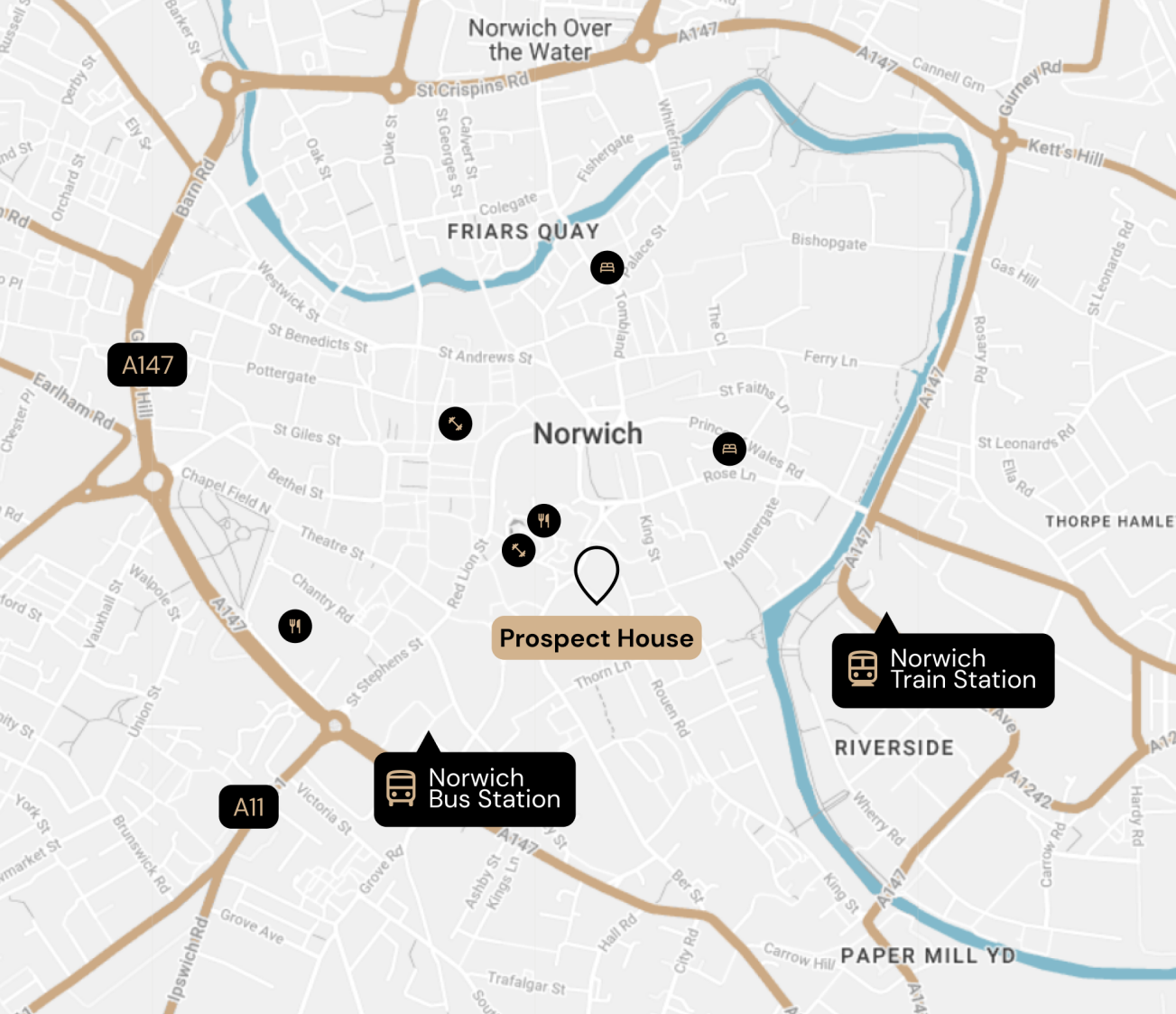
## Unrivalled Specification

The specification can be tailored to a tenant's requirements but will include:

- New south wing entrance and reception
- New WCs
- LED lighting
- 4 pipe fan coil air conditioning
- Full access raised floor with carpet tiles
- Double height office space
- Up to 12 car spaces\*
- Dedicated cycle park



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## Norwich – A Desirable and Thriving City

Norwich is ranked 7th overall in the recent PwC Good Growth for Cities 2023 report reflecting its strong showing with above average scores for Health, Transport, Income distribution and Safety.

Other highlights of the Greater Norwich Economy:

- Regeneration of east Norwich will create a sustainable new urban quarter with up to 4,000 new homes planned.
- Working age population is forecast for strong growth. Norwich has a younger population (68.3%) than the national average (62.4%).
- Economic activity (86.9%) and employment rates (84.1%) are very high and higher than the national average (78.4 and 74.8% respectively).
- £32m investment from the Government's Transforming Cities Fund will transform local transport links in Norwich, including a new bus interchange, improved cycle facilities and routes, and more efficient and reliable bus services (Eastern Powerhouse).

### Norwich Amenities

#### Restaurants & Retail

- Castle Quarter – 2 minute walk
- Chantry Place – 7 minute walk

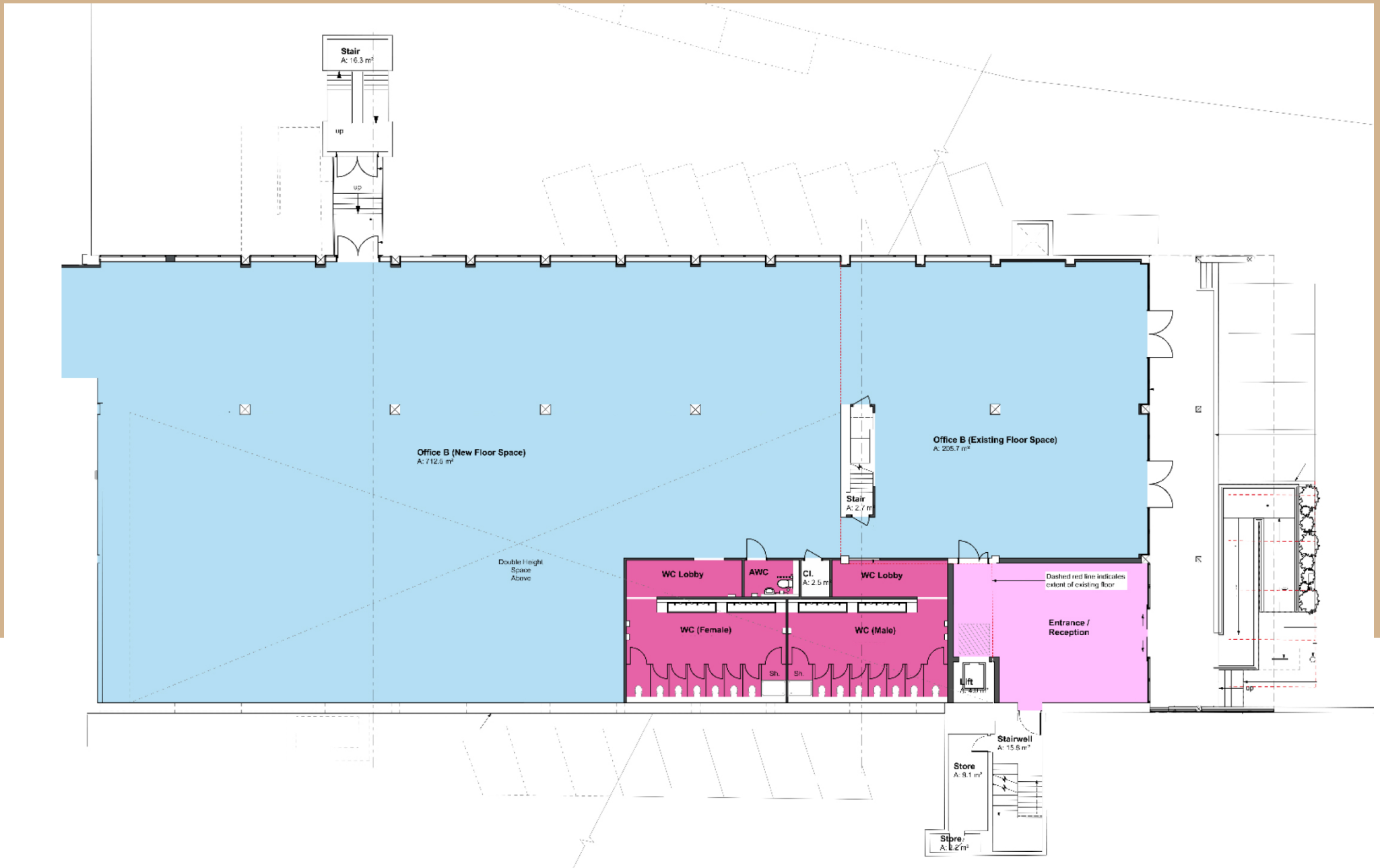
#### Gyms

- Pure Gym Castle Quarter – 3 minute walk
- The Gym Group – 7 minute walk

#### Hotels

- Travel Lodge – 6 minute walk
- Premier Inn – 8 minute walk

# Floor Plan





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**Prospect House**

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