

## Viaro House, Holborn London EC1 1<sup>st</sup> Floor Offices 2,635 sq ft (244.79 sq m)

### Location

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Viaro House is an attractive Edwardian building occupying a prime position on Holborn and benefits from a thriving commercial and retail environment popular with occupiers from the financial, legal and media sectors.

Chancery Lane underground station and Farringdon station are within close proximity providing easy access to the underground and the mainline rail network.

### Description

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The 1st floor office accommodation has undergone refurbishment, including a new lift lobby, suspended ceiling, raised floors, additional toilet facilities and redecoration throughout. Bicycle storage is available.

### Specification

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- 2 x Passenger lifts
- New suspended ceiling
- Raised floors
- Prestigious reception area
- Cycle storage
- Showers

### Accommodation

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Floor	Area (sq ft)	Area (sq m)
1st	2,635	244.79
<b>Total</b>	<b>2,635</b>	<b>244.79</b>



### VAT

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VAT will be charged on rent.

### Lease

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A new lease is available direct from the landlord for a term by arrangement.

### Quoting rent

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£65 per sq ft

### Rates

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£21.95 per sq ft

### Service Charge

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c. £20/£25 per sq ft

**Viewing** - strictly by appointment through:-