

2,635 SQ FT OFFICE TO LET

VIA RO
HOUSE

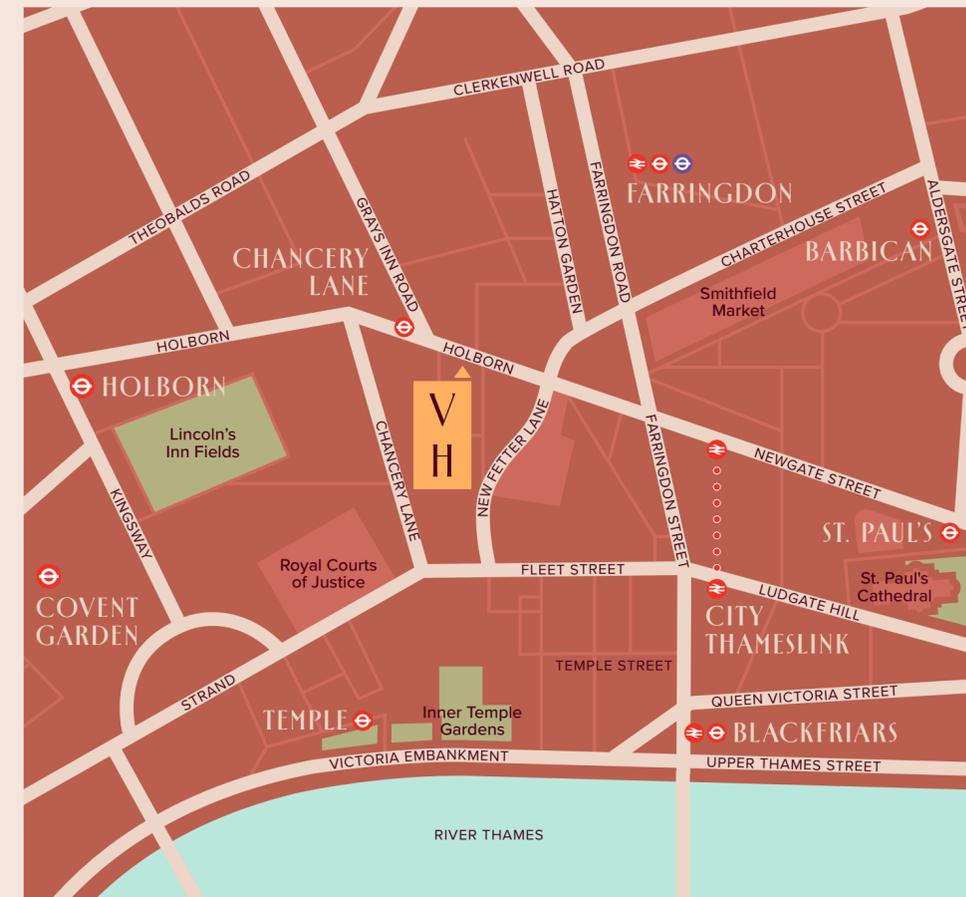
20-23 HOLBORN / EC1



ELEVATE YOUR SPACE

Viaro House occupies a prominent Holborn position, 50m from Chancery Lane Station, and surrounded by the amenities of Farringdon and the City.

The available 1st floor offers 2,635 sq ft of high quality, fully fitted office space ready for immediate occupation.



STATION WALK TIMES

1 MINS Chancery Ln 	4 MINS City Thameslink 	6 MINS Farringdon 	9 MINS St. Paul's
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SUMMARY SPECIFICATION

 Fully fitted 1st floor	 Reception concierge	 50m to Chancery Lane Station	 LED lighting
 Excellent end of trip facilities	 Superb natural light	 Demised WCs	 2 x passenger lifts



EFFORTLESS WORKSPACE

The space is flooded with natural light, and features a thoughtfully designed fit-out, including desks, meeting rooms, and a generous kitchen breakout area.

The open plan office provides a collaborative environment for efficient working.



1ST FLOOR SPACE PLAN 2,635 SQ FT / 244.8 SQ M



24
Workstations



2 x 6 person
meeting rooms



Kitchen
breakout area



Collaboration
area



Lounge
area

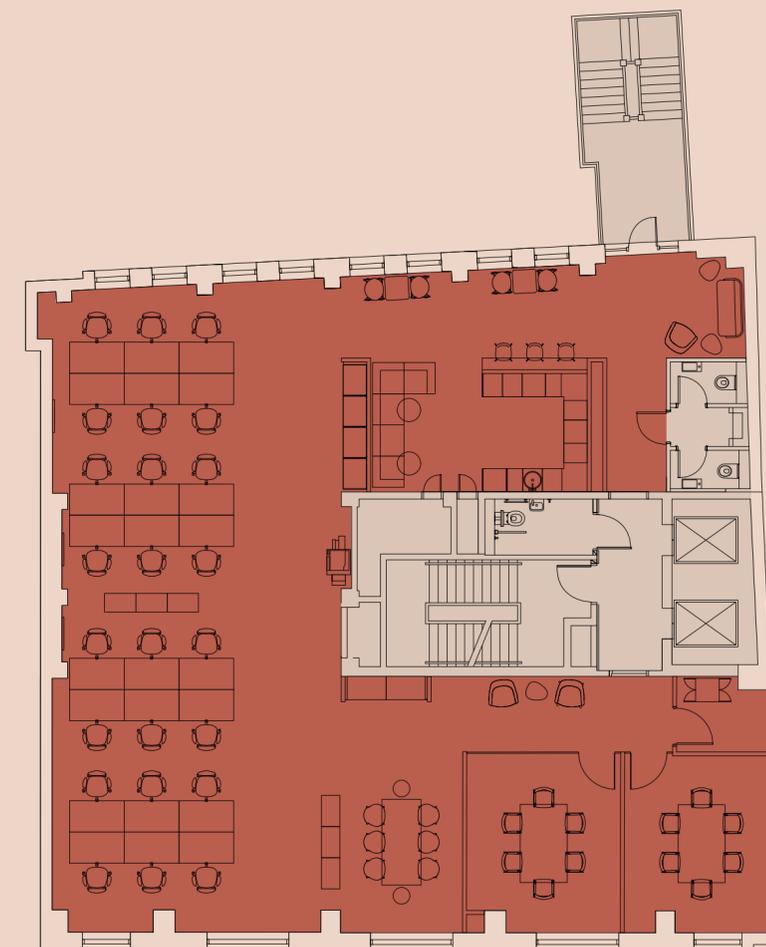


Comms
room



Floorplans not to scale. For indicative purposes only.

■ Office
■ Core



Holborn

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint sole letting agents:

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RAPLEYS

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2025.