

570 m² retail space in the heart of Nyon

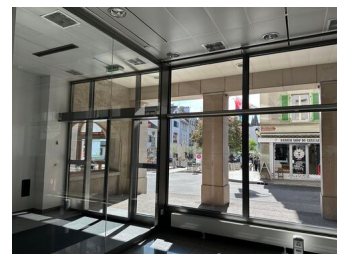


grand-rue 9
1260 Nyon
Reference: #6031963

570 M² RETAIL SPACE IN THE HEART OF NYON

Price upon request

CH-1260 Nyon, grand-rue 9



Description

Ideally located in the heart of Nyon, this retail space enjoys a prime location right next to the old town, across from the castle, and with a pleasant view of the lake. Just a few minutes' walk from the train station and the Perdtamps parking garage, it offers an ideal environment for a wide range of professional activities. The premises are spread over three levels, accessible via a private elevator. They are perfectly suited for offices, medical or paramedical practices, training centers, private schools, service companies, or any other business requiring functional and professional spaces.

The ground floor features a spacious reception area with a collaborative zone, several meeting rooms, as well as storage and break areas. The first floor includes several private offices, a shared workspace, and a welcoming cafeteria.

The basement features several storage rooms (including two safe rooms), a kitchenette, a computer room, and utility rooms. The total area of approximately 570 m² can be leased as a whole or divided according to the future tenant's needs. In this case, the basement and ground floor comprise an area of approximately 375 m² for a net monthly rent of CHF 5,875.-.

The first floor can be leased separately and offers approximately 195 m² of space for a net monthly rent of CHF 3,480.-.

The entire space is available for a net monthly rent of CHF 9,355.-.

This rare opportunity on the Nyon market combines visibility, accessibility, and flexibility in layout within a high-quality professional setting.

Characteristics

Reference : #6031963

Type : Office

Heating system : Gas

Availability : Immediately

Contact for visiting

Groupe VPI
Mrs. Gérance VAUD

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Phone : +41 58 590 30 60

Characteristics

Reference	#6031963	Heating system	Gas
Availability	Immediately		

Distances

Shops	270 m	Public transports	120 m
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Conveniences

Neighbourhood

- City centre
- Shops/Stores
- Shopping street
- Restaurant(s)
- Pharmacy
- Railway station
- Bus stop
- Museum
- Theatre

Inside conveniences

- Lift/elevator

Equipment

- Fitted kitchen

Floor

- Tiles

Condition

- Good

View

- Nice view

Interior view





Pictures

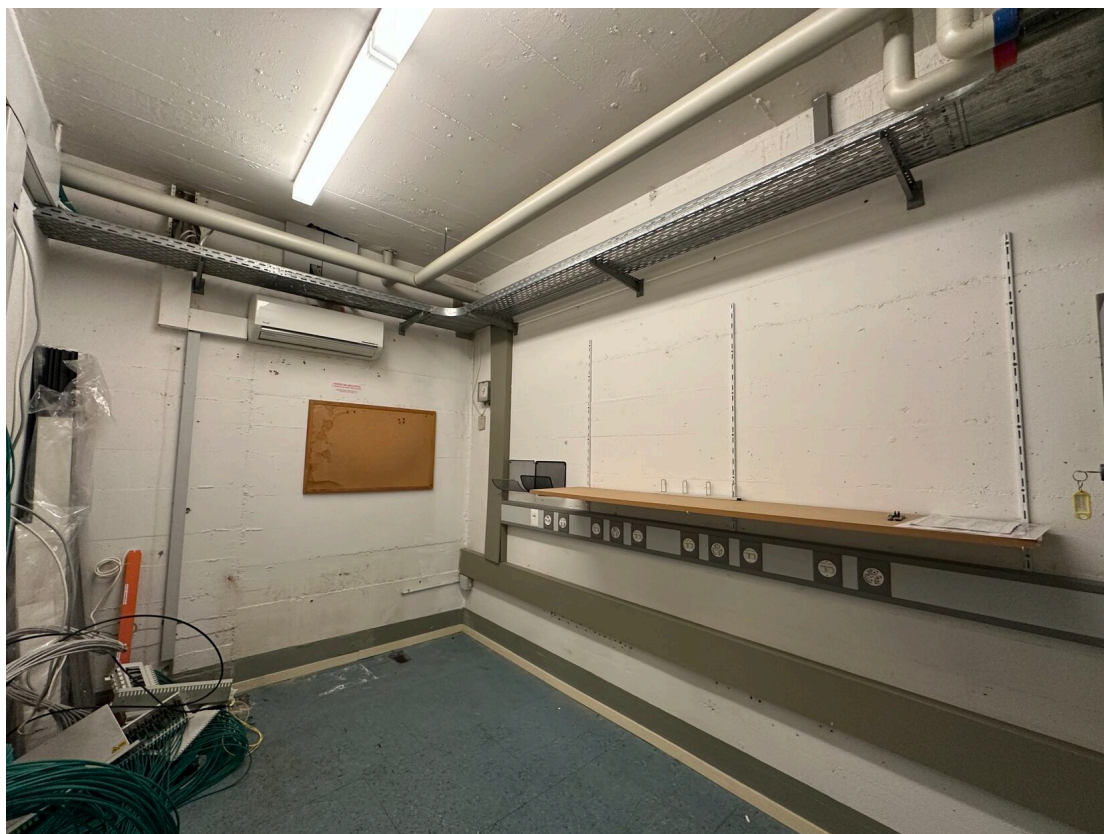


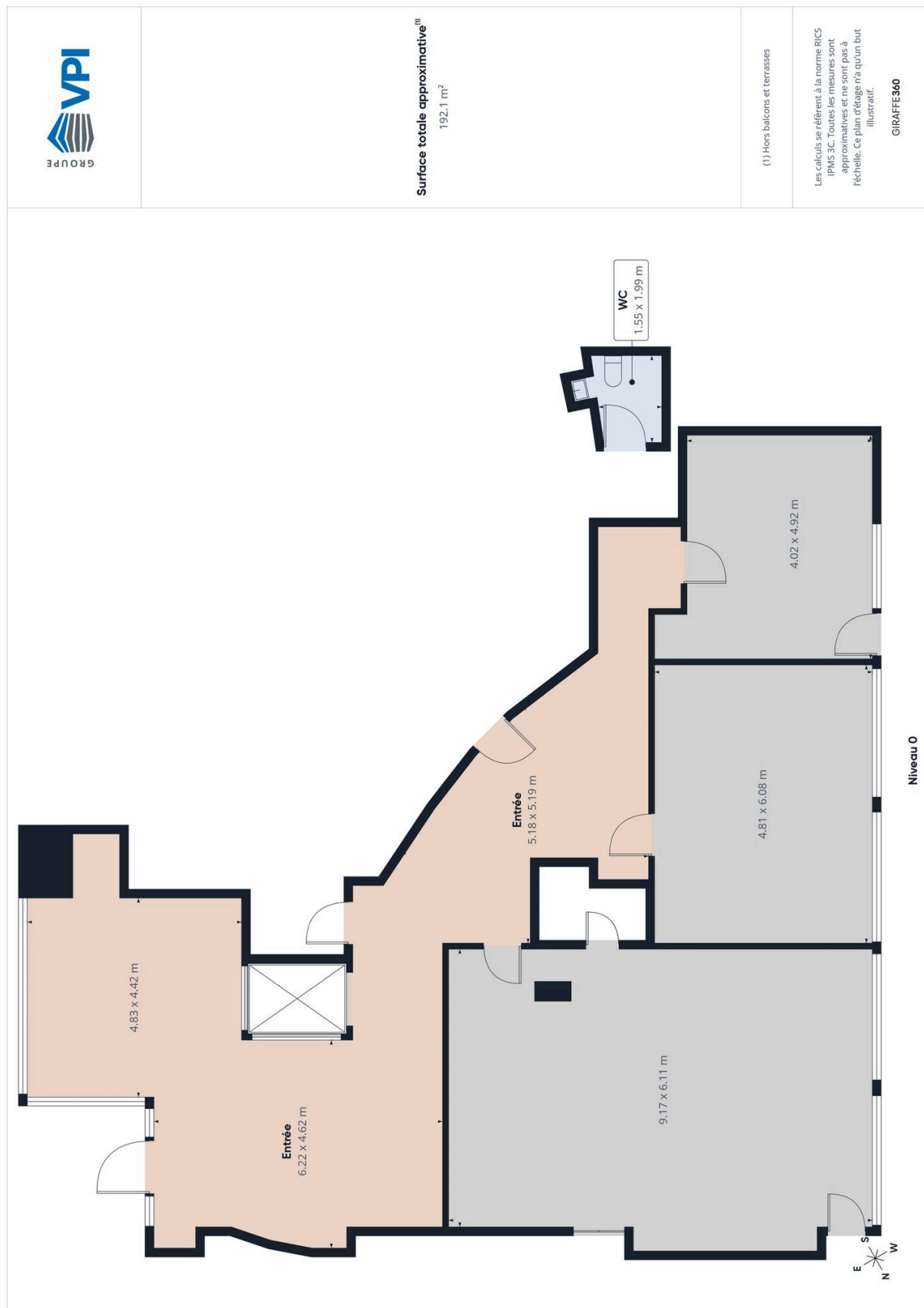














14 / 14