

## 570 m<sup>2</sup> retail space in the heart of Nyon



grand-rue 9  
1260 Nyon  
Reference: #6031963

## 570 M<sup>2</sup> RETAIL SPACE IN THE HEART OF NYON

Price upon request

CH-1260 Nyon, grand-rue 9



### Description

Ideally located in the center of Nyon, this retail space enjoys a privileged position in the immediate vicinity of the old town, opposite the castle and with a pleasant view of the lake. Just a few minutes' walk from the railway station and the Perdtemps parking lot, it offers an ideal environment for the development of a wide range of business activities.

The premises are spread over three levels served by a private elevator. They are ideally suited to offices, medical or paramedical practices, training centers, private schools, service companies or any other activity requiring functional and representative spaces.

The first floor features a large reception area with a collaborative zone, several meeting rooms, as well as storage and relaxation areas. The second floor features several private offices, a shared workspace and a convivial cafeteria. The basement has several storage rooms (including two safe deposit boxes), a kitchenette, a computer room and technical facilities.

The total surface area of around 570 m<sup>2</sup> can be rented as a whole, or divided up according to the needs of the future tenant. In this case, the basement and first floor represent a surface area of around 375 m<sup>2</sup> for a net monthly rent of CHF 5,875. The second floor can be rented independently and offers a surface area of around 195 m<sup>2</sup> for a net monthly rent of CHF 3'480.-. The total surface area is offered at a net monthly rent of CHF 9,355.

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

### Contact for visiting

Mrs. Gérance VAUD  
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### Characteristics

Reference : #6031963

Type : Office space

Heating system : Gas

Availability : Immediately

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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

#### Condition

- Good

#### Inside conveniences

- Lift/elevator

#### View

- Nice view

#### Equipment

- Fitted kitchen

#### Floor

- Tiles

Pictures













