newHome
SERVICES

OFFICE
NYON





Description

Located on the 2nd floor of a mixed-use building in Nyon, this 121 sqm office space is conveniently situated close to local amenities and offers easy access to the motorway.

LAYOUT:

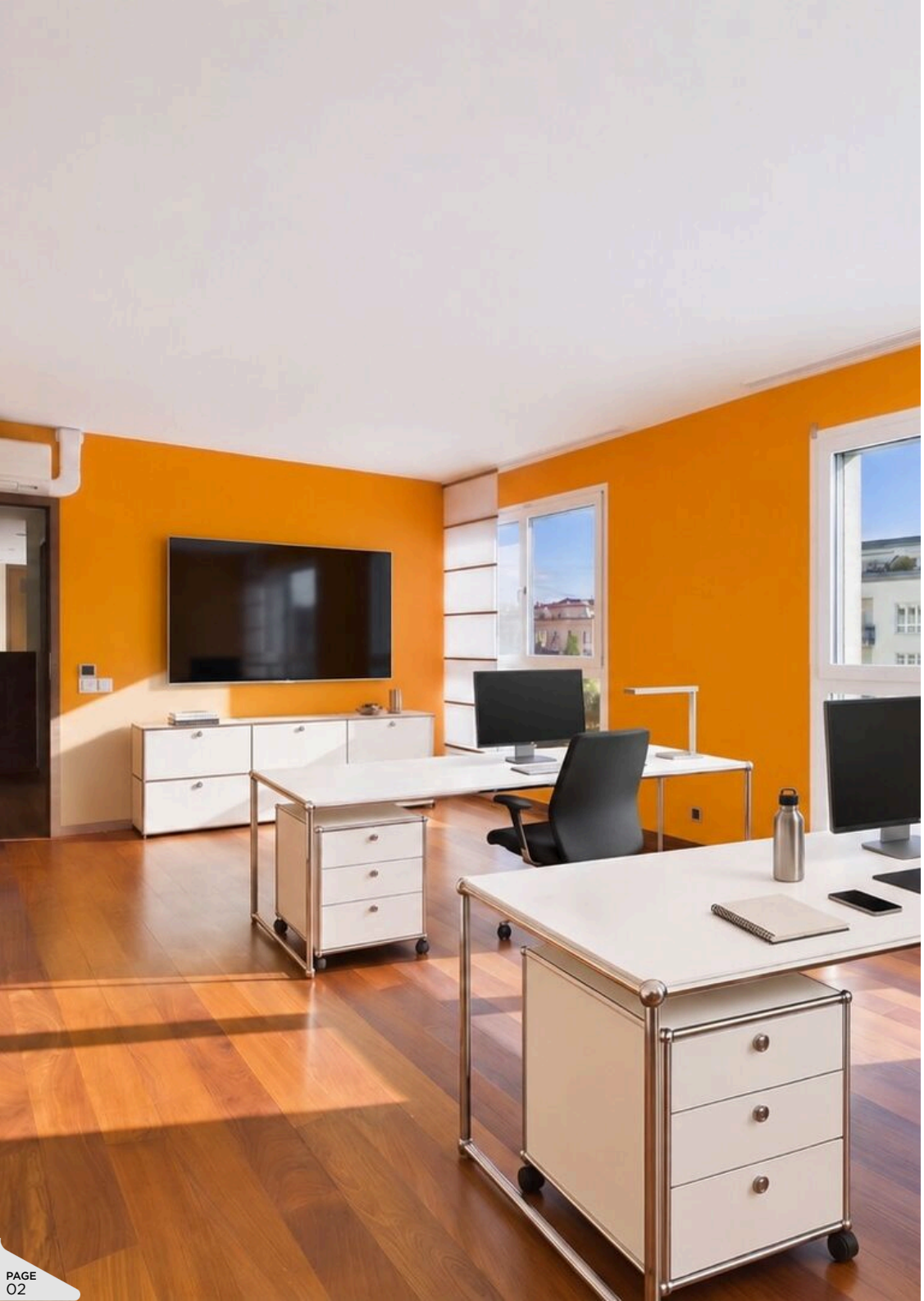
- Entrance hall / waiting area with storage
- Spacious office
- Conference room with storage
- Coffee corner
- Office with storage
- Double office with storage
- Storage room / photocopy room
- Kitchenette
- Shower room / WC / washbasin

Option to purchase 4 indoor parking spaces at CHF 35,000 each (spaces no. 77–78–101–102).

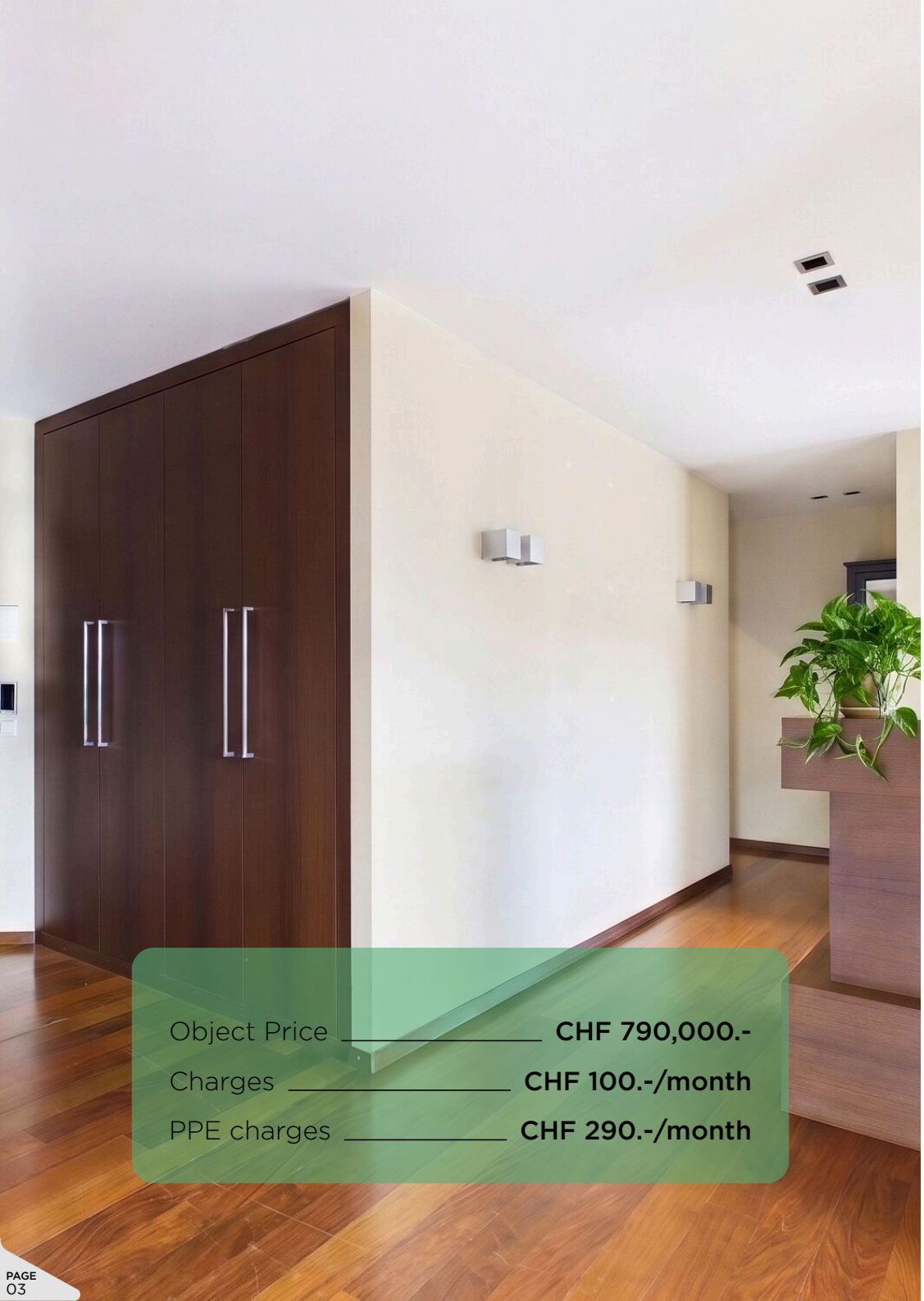
Key features of this property:

- Air-conditioned premises with dedicated photovoltaic solar panels
- High-quality finishes
- Custom-built storage and fittings
- Electric vehicle charging stations for two parking spaces

Monthly condominium fees: approx. CHF 290



Monthly heating costs: approx. CHF 100
Property tax: 1.5‰
Looking to establish your business in Nyon? Do not hesitate to contact us for further information or to arrange a viewing.



Object Price	**CHF 790,000.-**
Charges	**CHF 100.-/month**
PPE charges	**CHF 290.-/month**

Office

CHEMIN DU JORAN 6A, 1260 NYON

SURFACES

Useful surface	121 m^2

CONSTRUCTION

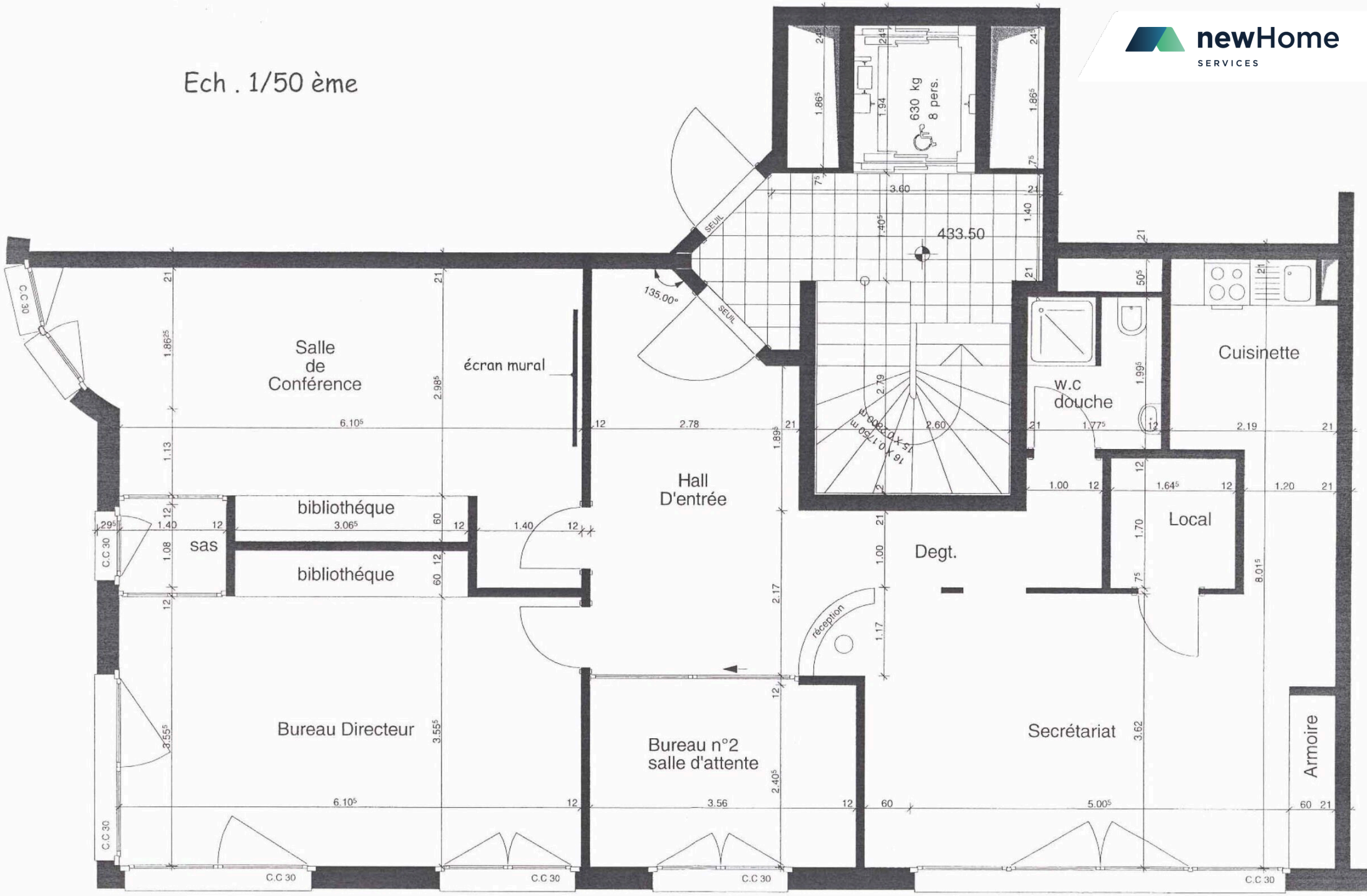
Availability	Immediate







Ech . 1/50 ème


Salle
de
Conférence
écran mural
bibliothéque
bibliothéque
sas
Hall
D'entrée
433.50
630 kg
8 pers.
SEUIL
SEUIL
135.00°
16 X 0.175m
15 X 0.200m
w.c
douche
Cuisinette
Local
Degt.
réception
Bureau Directeur
Bureau n°2
salle d'attente
Secrétariat
Armoire
C.C 30
C.C 30
C.C 30
C.C 30
C.C 30
C.C 30



Situation

PUBLIC TRANSPORTS

169 m | 3 min. | 3 min. | 2 min.

STORES

354 m | 7 min. | 7 min. | 2 min.

RESTAURANTS

273 m | 5 min. | 5 min. | 2 min.

Our team is happy to be at your disposal to answer any questions, provide information, or schedule a visit.



GROSPIERRE Yves
0797716373

* The information, images and plans are provided for reference purposes only and do not constitute a contractual document. The retouched photographs are intended to suggest an alternative layout. This document and its contents may not be shared with a third party without authorization.

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newHome
SERVICES

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