



## Berrimah, 12 Mel Road

### State of the art corporate facility

Ideally located in 'Hidden Valley Industrial Estate' with convenient access both inbound and outbound on both Tiger Brennan Drive and the Stuart Highway. Berrimah is centrally located less than 8 radial kilometres from Darwin CBD, Palmerston CBD and Casuarina Shopping Square.

12 Mel Road is an exceptional modern office/warehouse facility of 1,741sqm on 2,780sqm of General Industry zoned land. The corporate office area is 945sqm with 548sqm on the ground floor and 397sqm on the first floor. The office has been designed for collaboration and productivity with open floor plans and excellent natural light. The upstairs breakout area features exceptional amenities with a full kitchen and bar area with built in fridges.

The clearspan warehouse area is 526sqm and offers an excellent internal clearance of 7.5 metres (approx.) that is accessed via two electric container height roller doors of 5.5 metres (approx.). There is also a 120sqm mezzanine storage area and a 5-metre awning

#### For Sale/Lease

\$5,800,000 + GST / \$440,000 + GST p.a.

#### Building Area

1,741sqm

#### Contact

##### Ryan Doyle

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##### Lee Doyle

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#### North NT

(08) 8924 0977

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



for wet weather loading.

The site is securely fenced with electric gate access and 34 car parks onsite.

Security and Infrastructure:

- \* Access Control Security: High-security Gallagher electronic system with monitored key override.
- \* Perimeter Protection: Anti-climb, anti-dig 2.4 m fencing with electric power fence technology.
- \* CCTV: Integrated IndigoVision system, similar to the NT Police street camera network.
- \* Smart Building Technology: Electric-controlled blinds, LED flat panel lighting, multi-zone audio system, and Cat7 cabling throughout.
- \* Power Protection: Dedicated UPS system backed by an auto-start generator, ensuring uninterrupted power to critical services.

For more information, please contact Ryan Doyle 0405 192 389 or Lee Doyle 0403 348 243 at LJ Hooker Commercial North.

More About this Property

Property ID	WADGWU
Property Type	Offices
Building Area	1741 m2
Land Area	2780 m2

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