When people first look at B2 industrial space in Singapore, they often focus on the obvious stuff: floor area, loading access, ceiling height, and how quickly they can move in. Those matter a lot. But in B2, the question that quietly decides whether you can operate smoothly is simpler and sharper: what is your space allowed to be used for under planning rules, and what portion of the development is reserved for industrial versus ancillary or "white component" uses?

I've seen teams lose momentum over this, not because they chose the wrong building, but because they assumed "industrial" meant "anything non-office." In B2, the planning intent is more specific. B2 is an industrial zoning category meant for general and special industries, and the permitted mix of uses is governed. So before renting or borrowing units for operations, you want to confirm two things early: whether your intended activities match the permitted "predominant" industrial uses, and whether your supporting needs can sit within the permitted "ancillary" or white component portions.

Below is a practical way to think through it, with the key planning concepts you should check before you sign anything.

What is B2 industrial space, in plain terms?

"B2 industrial space" refers to space located within the B2 zoning category. In B2, general and special industries are meant to be located there. The planning framework distinguishes between:

1. **Predominant industrial uses** that drive what the development is supposed to be used for, and
2. **Ancillary/support uses** that can be allowed inside the same development, but only up to certain limits.

This is why you'll hear phrases like **B2 general industry factory** or **B2 general industrial** in listings and discussions. They are pointing toward the kind of industrial activities that fit the zoning intent. Newer listings sometimes call it **new b2 general industrial** space or **upcoming new B2 industrial space**, and occasionally you'll see **B2 industrial factory** or **new B2 factory** used as marketing language. The underlying planning reality is still about permitted use types and allowable proportions.

If you're wondering "what is B2 industrial space" in a decision context, here's the simplest answer: it is industrial-zoned space with a permitted use mix, and your business needs to fit that mix to avoid operational friction later.

The most important rule: the 60/40 use quantum

One requirement tends to matter more than any other when you're planning operations: **B2 sites must use at least 60% of total industrial GFA for industrial or predominant uses, and up to 40% may be ancillary or support uses.**

What does that mean for you as a tenant?

- If your business model is mostly industrial work, you are aligning well with the 60% requirement.
- If you want lots of commercial-style activities inside your unit, you may run into limitations because B2 developments are not meant to be primarily commercial or retail.
- If your plans change over time, you need to think about where the activity falls. "Support" activities are not the same as "predominant" industrial uses, even if they look operational on the ground.

This is also where misunderstandings happen. People often assume they can "start with industrial, then gradually add offices, showrooms, or training." In B2, the zoning intent allows certain ancillary activities, and some white component uses may be evaluated separately. But you still need to be within the permitted mix, and that depends on the specific development and how it was planned.

Predominant uses: where your core operations should sit

The planning guidance on B2 lists allowable predominant uses, including **manufacturing (general industry)**, **repair and servicing**, **production**, **storage of chemicals/oils**, **assembly**, and several more specific categories such as **knitting mills**, **core media**, **e-business**, and **industrial training**. The key theme is that these are industrial-leaning activities that the zoning is meant to accommodate, including activities that can have operational characteristics typical of industry.

If you're running a **B2 industrial factory** or looking at a **B2 industrial space** unit for general manufacturing or related industrial work, your goal is to confirm that what you do aligns with the kinds of predominant uses that B2 permits.

Here are some predominant-use examples, in the same spirit as the published categories:

- manufacturing (general industry)
- repair and servicing
- production
- storage of chemicals/oils
- assembly

(If your activity is close to one of these but not exactly the same name used in planning guidance, don't guess. Ask the right questions, because the wording matters when approvals and endorsements come later.)

You'll also see **B2 factories in Singapore** in search results, and sometimes listings mix terms like "general industry," "manufacturing," and "industrial training." That can be helpful as a starting point, but you still need to map your exact operational workflow to what is treated as allowable in B2.

Ancillary uses: what can support the factory floor

Even when your core is industrial, almost every operation needs support functions. That's where ancillary or support uses come in. Published allowable ancillary uses in B2 include **office**, **meeting room**, **sick room**, **diesel/pump point**, **M&E services**, **showroom**, **industrial canteen**, and selected **commercial** uses.

For many tenants, this is where the day-to-day reality lands: you might need a small office for admin and coordination, a meeting room for operations planning, and an on-site canteen for staff. Those are the kinds of supporting uses that B2 is designed to accommodate, as long as you stay within the development's allowable proportions and any conditions.

Here are the ancillary uses that are explicitly allowed as categories:

- office and meeting rooms
- sick room
- diesel/pump point
- M&E services
- industrial canteen and selected commercial uses

That last line is an important reminder: “selected commercial uses” are not automatically “anything retail.” In practice, whether something is accepted as a selected commercial use depends on how it fits the planning intent and how the development is evaluated.

White components and the showroom question you should not ignore

Some B2 developments may have **separate industrial and white buildings**, and white components in industrial developments may be **strata-subdivided**, with an important caveat: **there must be no land subdivision**.

This matters because your business might include activities that you would normally associate with retail or consumer-facing services. Planning rules treat those differently. It’s not just “where your employees sit.” It’s where the space sits in the development’s planned category.

Published guidance also notes that white component space in B2 developments may allow **shop, restaurant, showroom, association/C&CI uses, office, commercial school, and sports/recreation or fitness uses**, subject to planning evaluation.

Now the part that causes headaches: **B2 showrooms are tightly controlled.** They are mainly for display of **bulky/non-over-the-counter products** or products that are **delivered/installed off-site**, and they are **not for on-site sale** and generally need **agency endorsement**. In other words, “a showroom” in B2 is not a casual retail arrangement.

If you’re thinking of renting B2 industrial space for something like appliances, lighting, machinery parts, or any product you might be tempted to sell directly from the unit, treat this as a hard fork in your planning.

A practical way to approach it: if your sales process relies on customers buying on site, you’re moving toward on-site sale, which is precisely what B2 showrooms are not meant for. If your operation is display-only and delivery/installation happens off-site, then you are closer to what the showroom rules are aiming to support. But you still need the right endorsements for your specific setup.

GPR and operational readiness: why minimum industrial performance affects white use

There is another technical checkpoint that often surprises people because it’s not visible during a property viewing.

URA notes a planning requirement where a **minimum GPR of 2.0 must be achieved and used for industrial purposes** before the remaining **GPR 0.5 may be unlocked** for white uses on certain B2 sites.

Why does this matter to you? Because if you plan to operate or expand into white component activities, you are not only dealing with “what uses are listed as allowed.” You may also be dealing with whether the development has met a threshold industrial use performance requirement, and whether white use unlocks only after that industrial baseline is satisfied.

As a renter or borrower, you might not control the entire development’s planning outcomes. But you can control whether your intended use requires access to the white portion, and whether that access depends on thresholds that are not automatically available.

So when you’re evaluating Sengkang Connection Soilbuild a unit, ask questions that connect your operational plan to the type of space it is inside the development. If the activity you want relies on a white component unlocking, it is safer to verify early rather than assume it will be granted later.

Leasing and use flexibility: allowed, but still not unlimited

Some B2 developments allow leasing or sub-leasing of space, and **some strata units in multi-user B2 developments may have private car parking lots subject to conditions.** This is encouraging if you're trying to move into an operational space quickly without buying.

But there's a catch that matters: allowed leasing does not override planning category restrictions. Even if leasing is permitted, your business use still needs to be compatible with the allowable predominant and ancillary uses, and with any conditions tied to the specific strata arrangement.

In short, "can I lease it?" is one question. "Is my intended operation a permitted use for that particular portion of the development?" is the question that determines long-term operability.

How to evaluate a B2 unit before you commit

You can do a lot with a structured approach, without turning it into paperwork for the sake of paperwork. The trick is to ask the right operational questions, then map the answers to B2's allowed categories and mix requirements.

Here's the mental checklist I use, phrased in practical terms rather than legal language.

1) Confirm the nature of your activity as predominant or support

Start with your production flow. What are you doing for most of the time, and what produces the main industrial outcome?

If your work fits **manufacturing (general industry)**, **repair and servicing**, **production**, **storage of chemicals/oils**, **assembly**, **e-business**, or **industrial training**, you're likely aligning with the kinds of predominant uses B2 permits.

If the activity is mostly customer-facing or retail-like, it might not fit as predominant industrial use, and it may need to live within ancillary or white component rules, which can be tighter.

2) Match your "support" needs to the published ancillary categories

If you need an office, meeting room, sick room, canteen, or certain M&E services, those are within published allowable ancillary uses. That's a strong foundation for operations.

But if your support functions look like sales or frequent retail transactions, don't assume the "showroom" label makes it automatically acceptable. In B2, showrooms are tightly controlled and generally do not allow on-site sale.

3) Think in proportions, not just in single-use claims

Because B2 uses are governed by a 60% industrial and up to 40% ancillary support concept, your operational plan should be internally consistent. If your intended use would effectively turn the space into mostly ancillary functions, it might strain what a development is designed to support.

This is especially relevant if you plan to change your business model after moving in. A gradual pivot can be operationally easy, but planning categories can be rigid.

4) Verify whether you're relying on white component access

If your plan involves shop, restaurant, association/C&CI uses, commercial school, sports or fitness, or office within a white component, remember that white component space is subject to planning evaluation and also interacts with the GPR threshold concept (in certain B2 sites).

If your unit listing is vague, ask direct questions about what kind of space it is in the development. White building or white component is not just cosmetic, it affects what can be used and how.

Renting versus borrowing versus buying: what should you decide first?

People often approach B2 like an investment debate, such as "should I buy B2 general industry factory space or rent first?" In reality, planning compliance comes before finance.

Buying or renting can change your negotiating power and your ability to redesign a space, but the zoning and use quantum still apply. If your intended operations fit B2 permitted categories, both renting and buying can work. If your intended operations sit near the boundary between predominant industrial and tightly controlled white uses, you'll want to reduce uncertainty even if you rent.

I'd treat the decision order like this:

First, validate the allowable uses for the specific development and unit type. Second, decide on rental versus purchase based on your timeline for operations and your tolerance for changes. If you're eyeing **buy B2 general industry factory** options, the "use fit" is still the gating factor. If you're exploring **B2 factories in Singapore** through short-term moves, the use fit still prevents you from signing into a mismatch.

So whether you rent a **B2 industrial space** for a new plant, borrow space for a project phase, or pursue a **new b2 general industrial** factory long term, your first homework should be the same.

Trade-offs you only notice after you start operating

Even when your plans are correct on paper, trade-offs show up in the real world.

For example, if you need frequent interaction with customers, you might want a showroom. But B2 showrooms are tightly controlled, primarily for display of bulky/non-over-the-counter products or products delivered and installed off-site, and they generally are not for on-site sale and need endorsement. That means you may need an operational design where sales and fulfillment happen off-site, even if the display is on-site.

Or consider a business that mixes industrial work with training or media production. B2 permits **industrial training** and categories like **core media**, but the moment you start adding lots of office-like or consumer-like functions, you're shifting the balance toward support or white uses. That can trigger planning evaluation or require you to keep the mix aligned with the development's allowed proportions.

These are not deal-breakers, but they need to be recognized early. Otherwise you end up reworking layouts, moving signage, or negotiating what parts of the workflow can be done where.

A realistic scenario to make the rules feel less abstract

Imagine a company looking for **B2 industrial factory** space to assemble products, plus keep a small team on-site to handle customer coordination. Assembly aligns with a permitted predominant industrial use category. The team might need an office, meeting rooms, and perhaps a sick room and canteen. Those are in the allowable ancillary categories.

Now add a twist. The company wants customers to drop by and pick up items. If the plan is on-site sale, that's not the same thing as a tightly controlled B2 showroom display arrangement. The operational solution might require customers to receive the product off-site or through delivery and installation, keeping the on-site role closer to display, which matches the showroom intent described for B2.

This scenario is why it helps to define your business workflow in plain operational terms, then align each step to the permitted categories.

Where to look: industrial developments and selected JTC properties

B2 space can be found in industrial developments and in selected JTC properties. Some JTC examples describe units as suitable for **general manufacturing and generic industrial uses**. That kind of category alignment can make your initial screening more efficient.

But even if a property manager or listing suggests it's suitable for "general manufacturing," your specific planned uses still need to align with the categories and any development-specific constraints like allowable mix, white component arrangements, and GPR-related unlock concepts for white uses.

So yes, start with good leads. Then verify the use fit at the level that matters for your operation.

Questions to ask before you sign, without turning it into a legal contest

You don't need to sound technical, but you do need to ask the right operational questions and get answers that connect back to planning categories. If you're renting or borrowing space, the questions should help you avoid the classic mistake, which is agreeing to terms before clarifying whether your plan is a permitted predominant use, a permitted ancillary use, or a tightly controlled white component use.

A good way is to ask in a "how will we operate" format:

- What portion of the development is designed for industrial versus ancillary or support uses?
- Does the unit sit within industrial space, white component space, or a mixed arrangement?
- If we need a showroom or customer display, how does the development treat showroom usage, especially regarding on-site sale versus display and off-site delivery/installation?
- If we plan training, media, or customer coordination, how do the permitted categories map to our operational workflow?
- Are there any conditions tied to the allowed mix that could affect us if we change the use after moving in?

These questions are not about challenging anyone. They're about respecting that B2 planning is about use categories and proportional intent, not just square meters.

Final thought: B2 is flexible, but the boundaries are real

B2 industrial space is a strong option for companies operating in general industry factory modes, repair and servicing, production, assembly, chemicals/oils storage, industrial training, and related industrial categories. It also allows a reasonable range of support functions like office, meeting rooms, sick room, M&E services, industrial canteen, and even certain selected commercial uses, within the overall industrial versus ancillary balance.

The danger is assuming that “industrial zoned” automatically means you can run a business that is mostly sales, mostly retail behavior, or mostly office and customer services. In B2, white component uses can exist, but they are subject to planning evaluation and sometimes to thresholds related to achieving a minimum industrial GPR before white use unlocks.

If you take nothing else from this, take this: before renting or borrowing, map your operations step-by-step to the permitted predominant and ancillary categories, and be especially cautious around showroom and on-site sale assumptions. That’s where you protect your schedule, your compliance position, and your ability to operate without constant rework.