Buying or leasing a **new B2 factory** can feel straightforward on paper, especially when a brochure promises "flexible industrial space" and a clean handover. But B2 in Singapore is not just a generic label for "factory units." It is a specific industrial zoning category with rules about what must happen on the site, how much space goes to industrial use versus ancillary or "white component" uses, and how showrooms or commercial activity are treated.

If you are considering **B2 industrial space** for your next expansion, or you are weighing whether to **buy B2 general industry factory** now instead of later, the smartest move is to interrogate the details early. The questions below are designed to protect you from two common disappointments: discovering you cannot operate certain activities in the way you planned, or realizing the unit you bought or leased has constraints that do not show up clearly in marketing material.

This is written for operators who want practical judgment, not theory, because in B2 the "fine print" can directly affect layout, fit-out cost, your operating timeline, and even what business activities are allowable within the same development.

What "B2" actually means for your business

In Singapore, **B2 industrial space** falls under the zoning category commonly referred to as "B2" or "Business 2." Planning guidance describes B2 as the place intended for **general and special industries**, including manufacturing and related industrial activities. In other words, B2 is built for operational industry use, not retail-led traffic.

That matters because B2 has explicit requirements on land use balance. A key planning control is the **use quantum**: B2 sites must use at least **60% of total industrial GFA** for **industrial or predominant uses**. Up to **40%** may be used for ancillary or support uses. If you are touring a **B2 general industrial factory** or looking at **upcoming new B2 industrial space**, this is the backbone of how the development is expected to be composed.

B2 also defines what counts as allowable. Predominant uses can include **manufacturing (general industry)**, repair and servicing, production, certain types of storage such as **chemicals or oils**, assembly, knitting mills, core media, e-business, and industrial training. Ancillary uses can include office, meeting room, a sick room, diesel or pump points, M&E services, showroom, industrial canteen, and selected commercial uses.

Once you know this, your next question becomes obvious: which bucket does your intended operation fall into, and how does the development you are considering classify its spaces?

The first decision: what are you planning to do on-site?

Before you compare prices or look at floor loading, ask yourself a sharper question: "What is the predominant activity that will occupy the operational reality of this space?"

Even if you are only one business with multiple functions, regulators typically care about whether your core activity aligns with the allowable predominant use list, and whether anything else you plan to do is treated as ancillary. This is where buyers and tenants can get tripped up, because a unit can be physically suitable for equipment and logistics, but still misaligned with planning classifications.

For example, a workshop that mainly performs assembly or repair and servicing is more directly aligned with industrial predominant uses. A production business might treat it as manufacturing or production. A business that involves storage of certain materials also has a planning logic around allowable industrial use types. Where people stumble is when “support activities” expand into something that begins to resemble a different use category.

B2 can also include certain **white component** allowances in B2 developments, where uses like shop, restaurant, showroom, association or C&CI uses, office, commercial school, or sports and recreation or fitness uses may be considered, subject to planning evaluation. In practical terms, this does not mean every business that looks retail-friendly is automatically allowed to operate as such, especially inside a development where the planning evaluation process matters.

So the first set of questions you should ask is about classification, not comfort.

Questions to ask the moment you shortlist a unit

When you are evaluating a **B2 industrial factory** or a **B2 factory in Singapore** unit, treat every question like it might change your fit-out drawings or your operating permit needs. You want clarity on use type, allowable mix, and what constraints apply to your planned activities.

Here is the short checklist I would run through with the agent or property manager. It is deliberately practical.

- What is the unit’s intended use category in the development, and which parts of the building are designated for predominant industrial use versus ancillary or support uses?
- What industrial activities are explicitly allowable for this development or project profile, based on the prevailing B2 planning controls?
- If you plan any showroom or customer-facing display, what is permitted and how is “showroom use” treated for B2 in this specific development?
- What is the planned sitewide industrial versus ancillary GFA split, so you can understand whether your planned fit-out aligns with the 60% minimum industrial predominant requirement?
- For your operational schedule, what leasing terms or approvals timelines apply to get set up in this unit, especially if your use relies on evaluation for white component or other additional uses?

This is not a “polite inquiry.” You are asking for answers that should be consistent with B2 use quantum and allowable use expectations.

Showroom and customer-facing activity: where misunderstandings happen

A lot of B2 enquiries start with a simple scenario: “We want space to display products, receive clients, and show how our process works.” On many commercial sites, that is normal. In B2, it can be more complicated.

Verified planning guidance notes that **B2 showrooms are tightly controlled**. They are mainly for display of bulky or non-over-the-counter products, or products delivered or installed off-site. They are not for on-site sale, and generally need agency endorsement. That means if your plan is to run walk-in selling or frequent retail-style transactions, B2 may not behave like you expect.

If you are looking at a **new b2 general industrial** development that has marketing emphasis on “customer experience,” ask for specifics: what type of showroom is contemplated, what scale and operation model is assumed, and whether on-site sales are excluded. This matters even if you are physically using an area within your lease because B2 planning controls focus on what the use is, not just what you intend informally.

I have seen operators design a clean reception area only to later realize that their customer footfall expectations and the way they process payments were not aligned with how showroom use is supposed to work. You can still operate, but it might require rethinking your floor plan or your customer journey.

The GPR and development performance controls you should understand

Another planning detail that can affect what you are able to fit into a B2 development is how **GPR** is managed. Planning guidance notes that 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.

If you are evaluating a **new B2 factory** and wondering why the marketing materials talk about "white space" differently from one project to another, this kind of rule helps explain why. It also helps you ask the right follow-up question: is the development's white component arrangement something that is already realized in the approved plan, or is it dependent on conditions meeting industrial GPR requirements?

In practical terms, you do not want surprises where you lease space thinking you will expand into white uses later, only to find that the development's ability to accommodate such uses is constrained by the planning basis.

Unit size, operational reality, and fit-out cost

Another point that often gets ignored until money is already spent is **minimum unit size guidance** for B2. The guidance notes that the minimum unit size is intended as a meaningful space to meet operational needs of industrial uses.

From experience, that translates into a practical lesson: if you are squeezing a business into an undersized unit, your workflow suffers. Equipment may be "possible" in a drawing, but day-to-day movement, storage staging, and technician access become painful. That pain does not disappear just because the lease is signed.

So while you may focus on the headline rental rate, you should also ask: does the unit size support how you will actually operate? If your business involves loading and workflow sequencing, how will trucks, materials movement, and internal staging work without creating bottlenecks?

This is especially important in **B2 general industry factory** setups where industrial use is supposed to be predominant. Fit-out decisions should reinforce the industrial function, not constantly work around compromises.

B2 developments can include both industrial and "white" buildings, but not land subdivision

If you are viewing a larger B2 masterplan, you might encounter the concept of separate industrial and white buildings. Planning guidance indicates that in some cases, there may be separate industrial and white buildings, and white components in industrial developments may be strata-subdivided. However, there must be **no land subdivision**.

Why does that matter to you as a tenant or buyer? Because it affects how your unit relates to shared infrastructure, common areas, and governance. Even if strata subdivision exists for white components, you still need to understand how services, access, and responsibility are administered.

If your plan depends on later expansion into adjacent spaces, or if you think your unit will behave like a standalone commercial lot, the "no land subdivision" principle is a reality check. Your practical control is defined by the development's structure, not just the walls inside the lease.

Leasing and sub-leasing: useful, but confirm the limits

If you are considering **B2 industrial space** with the intent to scale through sub-letting or to keep options flexible, it helps to know that for many B2 developments, **leasing and sub-leasing of space is allowed**, and that in multi-user B2 developments, some strata units may have private car parking lots subject to conditions.

"Allowed" still does not mean frictionless in your specific situation. Conditions can impact how you sub-let, who approves what, and what gets considered allowable in B2.

If you are buying because you want to operate now but might restructure later, confirm the flexibility in writing. In industrial, flexibility is valuable, but only when it is enforceable. Vague assurances are where deals go sideways.

Where JTC and industrial properties fit into the B2 story

You will often see **B2 factories in Singapore** listed across different industrial properties, including JTC properties. Planning and property platforms note that B2 space can be found in industrial developments and selected JTC properties, with JTC examples stating suitability for **general manufacturing and generic industrial uses**.

If you are comparing a **new B2 factory** from a private development versus one in a government-linked industrial setting, don't assume the differences are only branding. The key differences you should verify are operational fit, how the development is classified, and what is permitted in the mix of industrial versus ancillary or white component uses.

It is also worth aligning expectations on what "general industrial" means in practice for Sengkang Connection Official Site your operations. Industrial businesses are diverse, and classification language can feel similar across listings while still hiding important operational distinctions.

Buying versus renting: decide based on constraints, not slogans

People love a simple narrative: buy if you have conviction, rent if you want flexibility. But the more grounded way to decide is to ask how B2 planning constraints interact with your business lifecycle.

Planning guidance confirms what is allowable and how quantum and use types are controlled, but it does not supply a blanket rule that buying is always better. For you, the question is whether your business needs the stability of a specific unit in a specific development, whether the unit's intended use aligns with how you operate now, and whether any future changes are likely to fit within the B2 rules of predominant and ancillary use.

If you are expanding quickly and your operations might evolve within a year or two, renting can reduce risk because you are not permanently locked into a unit that later turns out to be misclassified for your new activity mix. If you are confident your predominant use is stable, buying can align with long-term capital planning.

Either way, your decision should be driven by what the development permits and how your operational plan fits those limits.

The hidden risk: "It's B2, so we can do anything industrial"

A common mistake is treating B2 as a broad synonym for "factory." It is not.

B2 has specific allowable predominant uses and ancillary uses, and it requires at least 60% industrial GFA for predominant industrial use, with up to 40% for ancillary or support uses. In addition, certain activities like showroom use carry tighter controls, including limitations on on-site sale and general need for agency endorsement.

This means you cannot just assume that because your business is "industrial," it will be acceptable in whatever configuration you prefer. You have to map your process into the planning categories, then confirm how the development implements those categories.

If you want a one-line test, it is this: you should be able to explain your operation in terms of predominant versus ancillary uses, and you should be able to show how that matches what the development is approved to support.

What "new" changes, and what it does not

When you hear "upcoming new B2 industrial space" or "new b2 general industrial," it is tempting to focus only on freshness. New buildings can mean newer services, updated layouts, and often better building systems.

But the planning structure does not disappear just because the project is new. The B2 requirements still apply, including the industrial versus ancillary GFA quantum, and the rules around allowable uses, including showroom constraints and white component evaluation logic.

What "new" does change is timing and clarity. New projects sometimes provide more transparent project information early, but the trade-off is that details can also shift during approval and build phases. That is why your diligence needs to be more, not less, careful when the project is still emerging.

A practical way to sanity-check your plan

When you are preparing questions for the seller or landlord, do it alongside a simple operational map.

Write down your daily workflow: receiving materials, staging, processing or assembly, storage, dispatch, and any customer interaction. Then label each part with the planning logic: is it industrial predominant use, or is it ancillary/support? If you have customer display, ask whether it will behave like a controlled showroom use rather than a retail sales model. If you have offices, ensure you understand office use as ancillary, not as a replacement for industrial area.

This approach prevents a late-stage rebuild. It also makes conversations with property teams more productive because you are not arguing abstract preferences, you are showing specific operational needs.

Final set of commitment questions before you sign

Before you commit to a **new B2 factory**, especially one marketed as **B2 general industry factory** space or a **new b2 general industrial** opportunity, do not let the decision be driven solely by price and size. In B2, compliance and fit-out practicality are part of the commercial deal.

Ask for confirmation on the use quantum concept and the development's intended industrial versus ancillary split. Ask about how showroom is handled if you plan any display. Ask about the planning basis for white component arrangements, particularly if the development mentions these uses. And ask about unit size meaningfully supporting your operations.

If you can get answers that align with B2's planning framework, you can move forward with confidence. If you cannot, treat that uncertainty like a cost. Even when the unit looks perfect, unclear use classification can force changes later, and changes are expensive.

That is the real difference between a “good industrial space” and the right **B2 industrial factory** for your next chapter.