If you are setting up a repair and servicing operation in Singapore, B2 industrial space can feel like the "right shape" of zoning, even before you read the fine print. B2 is meant for business and industrial activities, with URA planning guidance that places general and special industries within B2 zones. For a workshop, a servicing bay, a parts and component operation, or an industrial training setup, that alignment matters because zoning is not just a label, it controls what you can run and how much of your site must stay industrial.

This piece is a planning snapshot specifically for repair and servicing, with the practical questions that usually come up when you are evaluating a B2 industrial factory unit or comparing different options, including older stock versus upcoming new B2 industrial space.

## What is B2 industrial space, in practical terms?

"B2" is a Business 2 zoning category. In the URA framework, it is a place where general and special industries are intended to locate. Within B2, you will typically see industrial developments where the main buildings are configured for operational use, not retail browsing.

The key practical outcome is that repair and servicing sits within B2's permitted "predominant" industrial uses. URA's allowable predominant uses include manufacturing (general industry), repair & servicing, production, storage of chemicals and oils, assembly, knitting mills, core media, e-business, and industrial training. So when someone asks, "what is B2 industrial space," for repair and servicing the answer is simple: B2 is one of the zones designed to allow these kinds of industrial activities as the core business, rather than treating them as an exception.

You will also run into the concept of "predominant" versus "ancillary" uses. B2 developments generally allow a mix of industrial activities plus certain support functions. The trick is that support uses cannot take over the site, and some space types are controlled more tightly than others.

## Why "repair & servicing" fits B2 general industry factory setups

Repair and servicing in B2 tends to make sense for a few operational reasons.

First, B2 is explicitly set up to accommodate activities that require workshop space, equipment, staff access, and operational logistics. URA lists repair & servicing under allowable predominant uses, alongside manufacturing (general industry) and other industrial functions.

Second, repair businesses often need nearby operational support. Parts staging, internal handling areas, tooling storage, and related industrial services are not "white space" by default. B2's structure lets you treat these as industrial rather than forcing them into an office-only or showroom-only model.

Third, the zoning framework anticipates that not every square foot is purely "production." URA allows ancillary/support uses such as office, meeting room, sick room, diesel or pump point, M&E services, showroom, industrial canteen, and selected commercial uses. That matters when you are planning the day-to-day reality of a workshop, where admin and staff welfare are part of operations, not a separate business.

When you are looking at a B2 industrial factory, B2 industrial space, or a new B2 general industrial premise, the planning question becomes less "can I do repairs" and more "how much of the development is expected to remain industrial, and how is the non-industrial portion controlled."

## The 60/40 rule that quietly shapes your floor plan

A planning snapshot is incomplete without the "use quantum" reality. For B2 sites, URA requires at least 60% of the total industrial gross floor area (GFA) to be used for industrial or predominant uses. Up to 40% may be ancillary or support uses.

In plain terms, if you are evaluating whether a given unit or development can support your business model, you need to understand that you are not free to turn a large portion into unrelated commercial functions. The industrial component has a floor, not a suggestion.

This 60/40 structure affects how B2 industrial factory owners and tenants think about space allocation. If your repair and servicing operations are genuinely the main business, that is usually good news. But if your plan includes a lot of retail-like activity, frequent walk-in customers, or sales floors, you may run into constraints because not everything "customer-facing" qualifies as industrial, and not everything qualifies as "white component" in the same way across developments.

## Predominant versus ancillary uses: where repair operations usually sit

URA's allowable predominant uses in B2 include repair & servicing, plus other general industrial activity types. This "predominant uses" category is the one that should match the activity you want to scale.

Ancillary/support uses are the functions that make operations workable. URA allows things like office and meeting room, sick room, M&E services, and industrial canteen. It also includes showroom under ancillary/support uses, with additional controls on how showrooms work in B2.

If you are planning a repair & servicing setup, you usually want your core workflow to be clearly mapped to predominant use. That can include the workshop areas where repairs happen, storage or handling that is part of industrial workflow, and any industrial training spaces if your model includes training staff or apprentices.

Where teams sometimes get stuck is when they try to "mix in" activities without checking whether those activities fit URA's categories. The zoning framework is not written for generic convenience. It is written to ensure the industrial character remains intact.

## The showroom control that surprises many operators

Many repair businesses naturally want a place to display equipment, parts, or finished work. URA's guidance highlights that B2 showrooms are tightly controlled. They are mainly for display of bulky or non-over-the-counter products or products delivered and installed off-site. They are generally not for on-site sale, and typically need agency endorsement.

This matters in a very practical way. If you are buying B2 general industry factory space and you are hoping to run an on-site retail counter model, B2 showrooms may not behave the way your experience from other zones might suggest.

A workable approach is to think of a B2 showroom as a display and presentation function tied to industrial operations, not as a sales floor. If your business genuinely needs heavy consultation and product display, you still need to align your proposal with what URA allows and how showrooms are evaluated.

## "White component" and the GPR unlock: the planning mechanics behind mixed use

B2 developments can include what URA refers to as "white component" space. URA notes that white component space in B2 developments may allow certain uses such as shop, restaurant, showroom, association/C and C I uses, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation.

But white component use is not a free-for-all. URA also notes a GPR framework that affects how much of the development can unlock white uses.

URA states that a minimum GPR of 2.0 must be achieved and used for industrial purposes before remaining GPR 0.5 may be unlocked for white uses on certain B2 sites. That means if your development is intended to be a mixed industrial and white-use setup, the sequence and the industrial utilization matter. In evaluation terms, they want the industrial portion to be real, not just "paper industrial."

If you are evaluating B2 factories in Singapore and you are trying to map your business model onto a particular development, ask yourself a hard question: is your operation likely to satisfy the industrial requirement in a way that allows the rest of the building to be treated as intended?

For repair and servicing operators, this can be a make-or-break planning detail, especially if you are attracted to newer stock that includes more formal customer interaction areas. The physics of the GPR unlocking framework can shape what ends up approved.

## Industrial unit size thinking: planning for real operational needs

URA's minimum unit-size guidance in B2 is intended to support industrial operational needs. That is not just bureaucracy. Repair and servicing generally depends on usable workflow, staff movement, equipment staging, and storage logic.

When you compare units, especially when you are looking at upcoming new B2 industrial space versus older industrial buildings, you may notice that newer developments can offer more uniform layouts. Older ones might be more flexible in some ways but harder to optimize. In both cases, unit size and how the space actually supports your operations can matter more than raw square footage.

If your repairs need specific equipment footprints, clearance, ventilation arrangements, or storage zones, you want to be sure the unit you choose meets the industrial use intent in a practical way, not just on paper.

## Leasing, sub-leasing, and how "multi-user" affects planning

Many B2 industrial developments allow leasing and sub-leasing. Some strata units in multi-user B2 developments may have private car parking lots subject to conditions.

This affects your planning in two ways.

First, if you are entering as a tenant, your room to customize can depend on how the building is designed and whether your internal changes might be treated as alteration works. Even when leasing is allowed, you still need to operate within the approved use and any building rules that are tied to the development's planning intent.

Second, if you are looking at options that involve multi-user buildings, you need to understand how the site's industrial and support allocations are administered across units. A building can be B2 and still have different unit compositions, and those differences can influence what each tenant can do comfortably.

One of the most valuable habits I have picked up from dealing with industrial landlords is to treat "permitted use" and "landlord-approved fit-out" as two separate gates. URA planning guidance tells you what can be intended for B2, but the building's day-to-day operation rules can still limit what you can implement.

## B2 industrial factory versus “new” B2 industrial space: trade-offs you can actually feel

When people ask whether they should buy B2 general industry factory units or look at upcoming new B2 industrial space, the conversation often becomes emotional. It should not.

Here are the trade-offs you typically feel when comparing older B2 industrial factories and newer B2 industrial space, based on planning reality rather than hype.

Older B2 stock may present a “known reality” of what operations fit. You can sometimes see how similar businesses operate in the same building, which helps with workflow judgment. But you may also face constraints around modernization, how services are routed, and how easily the space can adapt to a modern repair layout. If your servicing involves specific tooling or storage patterns, you might spend time engineering around existing building conditions.

Newer B2 general industrial space can come with more contemporary planning logic and, in some cases, clearer support spaces. That can help when you want office functions or meeting rooms integrated neatly with industrial workflows. Still, newer developments can also have tighter interpretation around what is considered industrial versus support, especially if the building includes white component areas. In those cases, the approved use and the building’s operational rules can be more structured.

Neither option is automatically better. The better choice is the one that lets your repair and servicing workflow operate efficiently while staying aligned with the industrial intent and the permitted use structure.

## A practical due diligence snapshot before you commit

If you are exploring B2 industrial space for repair and servicing, your due diligence should aim to answer one question: will your actual operation fit the zoning and the development’s approved structure, not just your marketing plan?

There are a few details I would not skip, because they tend to surface problems later if you overlook them.

- Confirm that repair and servicing is part of the intended predominant uses for the B2 development or unit you are considering, consistent with allowable predominant uses in B2.
- Check the development’s industrial/predominant use quantum expectation, since at least 60% of total industrial GFA must be used for industrial or predominant uses, with up to 40% allowed for ancillary/support uses.
- Clarify how any showroom or customer-facing space would be treated, noting that B2 showrooms are tightly controlled and generally need agency endorsement, and are not intended for on-site sale.
- If the development includes white component areas, understand the GPR condition logic, especially the minimum GPR of 2.0 for industrial purposes before remaining GPR 0.5 can be unlocked for white uses on certain B2 sites.
- Ask the building management how leasing, sub-leasing, and multi-user rules affect what you can install or alter, because permitted use does not always equal “freely fit-outable.”

That last point is less glamorous than zoning text, but it saves money and time. Repair and servicing operations often require practical installation decisions. Getting clarity early on what the building allows can prevent last-minute compromises.

## Common misunderstandings that cost time (and sometimes money)

I have seen teams stall because they assume zoning equals flexibility. B2 zoning is supportive of industrial activity, but it is not a blank cheque.

Here are a few misunderstandings that commonly show up when people consider B2 factories in Singapore for repair and servicing, especially when they are comparing "industrial" listings that look similar on the surface.

First, some operators conflate "ancillary" with "no limit." The 60/40 structure exists for a reason. If your plan progressively shifts toward support or customer-facing areas, you may drift away from the industrial intent that URA expects for B2.

Second, people assume a showroom is a showroom. In B2, showroom is tightly controlled. The display purpose matters, and the general approach to on-site sale is not what many retail teams expect. If you are planning for an on-site sales counter, you should expect more scrutiny.

Third, some operators ignore the GPR unlock logic when they are attracted to developments with white component areas. If you rely on additional white uses to make the economics work, the industrial GPR requirement becomes central to whether that white portion can be allowed in the first place.

Finally, teams sometimes overlook the difference between what is allowed in URA guidance and what is feasible within a specific development's layout. B2 developments can have industrial and white buildings, and some may allow strata-subdivision of white components in industrial developments, but there must be no land subdivision. That boundary can affect how things are administered, how access is managed, and how the building handles fit-out approvals.

## What to look for in the "B2 industrial factory" listing itself

When you browse listings for B2 industrial factory space, the terms can get messy. Words like factory, workshop, warehouse, servicing, showroom, office, and even "industrial retail" sometimes get thrown together.

For repair and servicing, focus less on the label and more on the planning intent you can infer from the development's structure.

If the listing highlights servicing as a suitable predominant use, that aligns with URA's allowable predominant uses. If it mentions ancillary office, meeting rooms, canteen, or M&E services as part of the approved mix, that tends to fit the ancillary/support categories.

If it emphasizes a large showroom or a retail-like experience, you should treat that as a caution flag rather than a selling point. B2 showroom rules are specific, and URA's guidance is clear that they are mainly for display of bulky or non-over-the-counter products, or products delivered and installed off-site. The on-site sale expectation generally does not align with how many showroom-forward businesses want to operate.

## Where the "B2 industrial space" search usually lands: options across JTC and private developments

B2 space can be found in industrial developments and selected JTC properties. JTC examples mention units suitable for general manufacturing and generic industrial uses.

If you are targeting repair and servicing specifically, it is worth translating "generic industrial" into what your workflow really needs. Repair is repair, assembly is assembly, and training is training. The more precisely your business activities match the categories of allowable predominant uses, the smoother planning conversations tend to be.

At the same time, even when B2 is available in multiple sources, the specific site rules and building configurations still vary. That is why the same zoning name can produce very different leasing experiences.

## Buying B2 general industry factory versus leasing B2 industrial space for repair

Buying can feel attractive if you want long-term stability, especially for repair operations where equipment investments and workflow build-outs add up over time. Leasing can feel attractive if you want flexibility while you refine your service scope.

However, there is no universal rule that buying is better than renting. A repair and servicing business is like that, it is operational first. Whether you buy B2 general industry factory space or lease B2 industrial space should depend on how stable your client mix is, how quickly your process matures, and how much your operation needs to customize.

A practical way to think about it is this: your longer-term commitment should match what your fit-out and equipment planning requires, and what the development approvals will realistically support.

## Getting your workflow mapped to B2, not just your business description

The biggest improvement I have seen for repair operators is when they stop describing the business as a slogan and start mapping it as a set of spaces and functions.

Repair and servicing is a predominant industrial activity in B2. Good. Now map your operations into a realistic building story: where repairs are performed, where parts are staged, where industrial equipment is managed, where office and meeting functions sit, where staff welfare needs are handled, and whether any showroom is strictly a controlled display function.

Once you do that, the zoning framework becomes easier to evaluate. The 60% industrial requirement, the limits on ancillary/support proportions, and the controls on showroom and white component use are not abstract rules anymore. They become design constraints and planning boundaries you can work with.

If you are comparing a B2 industrial factory today against a new development that might be a more modern fit, you will also be able to ask sharper questions about whether the “future flexibility” is real or just marketing language.

## A quick question list to bring to your next site discussion

You will likely get faster answers and fewer surprises if you bring targeted questions. Keep them grounded in what URA’s B2 guidance controls and what development management can administer.

You can ask about whether repair and servicing is treated as predominant use in industrial property near Seletar Aerospace Park that specific B2 arrangement, whether there is a known industrial versus ancillary/support floor area balance expectation, and how any showroom and white component spaces are handled.

If you tell them you are planning repair and servicing within B2 industrial space, you can also ask how leasing and sub-leasing works for multi-user strata environments, and what constraints exist on fit-out and operational changes. In practice, these questions lead to clear operational guidance, not just legal wording.

That is where planning snapshots become useful. They help you translate zoning into a workable site decision, whether you are evaluating a B2 industrial space unit in an existing development or scanning for an upcoming new B2 industrial space that could fit your servicing workflow from day one.

If you want, tell me your rough repair workflow in one paragraph (types of work, whether you need customer visits, and whether you plan to display parts or equipment on-site). I can then help you draft a zoning and planning question set tailored to your situation, using the same B2 structure for repair and servicing.