

If you are planning a knitting mill in Singapore, the zoning label sounds simple, but the details behind it are what make or break a setup. “B2” is one of the most relevant industrial categories for knitwear and related production, and it is not just because “manufacturing” sounds like a fit. In B2, the planning logic is very clear: the site must be primarily for industrial uses, and anything that looks “commercial” on the surface has to stay within specific boundaries.

When I first helped a small production team map out their options, the biggest surprise was not that B2 exists. It was that B2 space is not a blank slate. There is a measurable industrial-versus-support use requirement, there are defined allowable predominant and ancillary uses, and there are also constraints on how “White component” space can be used and even how floor area can be unlocked. Understanding that framework early saves weeks of back-and-forth with internal stakeholders, and it helps you ask sharper questions when you are evaluating a potential B2 industrial factory.

Below is a practical walkthrough of what B2 industrial space means for knitting mills, how the “industrial quantum” works, what you can and cannot do inside B2 buildings, and what to check before you commit to a new B2 general industrial unit.

What is B2 industrial space, really?

B2 is a Business 2 zoning category used in Singapore for general and special industries. In planning terms, it is designed for industrial activities that sit in the “general industry” band rather than light commercial. The key point is that B2 is not only about allowing factories. It is about ensuring the development remains fundamentally industrial, even when buildings include ancillary functions.

In a typical B2 general industry factory conversation, you will often hear the term “predominant uses” and “ancillary uses.” This is where the zoning becomes operational. Predominant uses are the main activities that must drive the site’s industrial character. Ancillary uses support the main activity but cannot dominate the overall development.

This matters directly to a knitting mill because a knitting operation is usually not just the looms. It is also the production flow, storage, potentially some maintenance, and staff-related facilities. The zoning wants you to treat those realities as part of an industrial system, not as separate commercial functions that happen to sit next to machines.

Why knitting mills belong in B2

For B2 allowable uses, knitting mills appear under the category of allowable predominant uses. That is the most straightforward confirmation you can get in planning terms: if you are operating knitting as a production activity, B2 is one of the zones where this kind of industrial use is explicitly contemplated.

It also helps explain why many people looking for B2 factories in Singapore do not only search for “manufacturing.” They look for industrial developments that mention knitting mills, assembly-type production, repair and servicing, storage of chemicals or oils, and similar manufacturing-adjacent activities, because these categories tend to align better with how real production spaces are designed and permitted.

A small but important nuance: planning allowance does not automatically mean every nook and corner of a building will suit your operational needs. Even if knitting mills are allowable as predominant uses, the site still has to comply with the overall industrial proportion and other development control requirements.

The industrial quantum rule you cannot ignore (60% vs 40%)

One of the most concrete planning requirements for B2 is the use quantum. B2 sites must use at least 60% of total industrial gross floor area for industrial or predominant uses. Up to 40% may be ancillary or support uses.

This is one of those rules that sounds like a number until you run it against a proposed layout. For a knitting mill, “space” can mean different things internally. People sometimes treat offices, meeting areas, or operational support rooms as neutral. Under B2 planning logic, those can fall into ancillary/support categories, but you cannot assume they are unlimited just because they are useful.

So if your plan includes production, maintenance, storage, and then a significant footprint for admin, meeting rooms, or other support functions, you need to test that against the 60/40 structure early. This becomes especially relevant when you are comparing a more industrial-heavy unit versus one that has a bigger “white” component.

The practical trade-off I have seen is simple: if you choose a unit that already has more support or white-like areas, you might run into restrictions later if your intended production scale requires more industrial gross floor area than the remaining industrial allocation can support.

Predominant uses vs ancillary uses, in plain terms

URA’s B2 guidance distinguishes between allowable predominant uses and allowable ancillary uses. For your knitting mill planning, the most relevant way to think about this is: predominant uses are the core production and industrial activities, while ancillary uses are the support functions that help the operation run, but are not meant to replace the factory’s industrial purpose.

Predominant uses that commonly fit industrial production

Under B2 allowable predominant uses, manufacturing (general industry), repair and servicing, production, storage of chemicals or oils, assembly, and knitting mills are included. Also, there are categories such as core media, e-business, and industrial training. Even if your business model is primarily knitting, the broader list matters because it signals the kind of industrial environments and building services developers expect in B2.

Ancillary uses you may find inside B2 developments

URA also lists allowable ancillary uses such as office, meeting room, sick room, diesel or pump point, M&E services, showroom, industrial canteen, and selected commercial uses.

This is where teams sometimes get confused. “Showroom” being allowed as an ancillary use does not mean a showroom behaves like a retail shop. In 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 require agency endorsement. For a knitting mill, this affects how you might present samples, finished goods, or partner products, because you must keep the showroom purpose aligned with what B2 planning permits.

B2 “White component” space: what it is, and why it is sensitive

Some B2 developments have industrial buildings paired with separate “White” buildings, and some include White components in industrial developments. Importantly, the guidance notes that there must be no land subdivision, and where White components appear in industrial developments, they may be strata-subdivided, subject to the development rules.

Now, the “White component” idea is especially relevant if you are considering a new B2 general industrial option that includes a mix of industrial and office or visitor-facing spaces. URA’s guidance indicates that White component space in B2 developments may allow certain uses, including shop, restaurant, showroom, association or C and CI uses, office, commercial school, and sports or recreation or fitness uses, subject to planning evaluation.

The key here is the word “subject.” In other words, even if a use is listed, you still cannot assume it is automatically approved in the way you might expect from a standard retail or office zoning. Your floor-by-floor or unit-by-unit arrangement matters, and so does the overall development evaluation.

In my experience, this is where operational teams sometimes push for flexibility because they can imagine multiple revenue streams. The planning system pushes back by design, because B2 is meant to stay industrial-first. If you want a knitting mill plus a stronger client-facing retail or lifestyle component, the “White component” path might sound tempting, but it needs more careful assessment than “it is allowed somewhere.”

The GPR requirement: an unlock mechanism for White uses

Another planning detail that has real impact is GPR, or gross plot ratio. URA notes 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.

This matters when a development offers a combination of industrial and White components. In plain terms, the development needs to “earn” the ability to use the remaining floor area for White-type functions by first reaching the industrial GPR requirement. If you are evaluating a B2 industrial factory within a specific development, it helps to understand how the industrial and White components were designed to fit the GPR scheme in the first place, because that is often tied to what uses can be operationally justified later.

For knitting mills, where you care about production scale and layout efficiency, this unlock logic becomes a constraint on what kinds of White functions can realistically coexist. It is also why you should not assume a unit with a bigger ancillary footprint can easily support major changes to how it is used.

Where B2 space is found: industrial developments and selected JTC properties

You will find B2 industrial space in industrial developments and in selected JTC properties. JTC’s listings for industrial space in places like Tuas commonly note that units may be suitable for general manufacturing and generic industrial uses, which aligns with how B2 zones are intended to host production activity.

When people search for a “buy B2 general industry factory,” they often focus on unit type and road access, which are practical considerations. But the more zoning-relevant question is simpler: is the unit located within a development that is meant for B2 industrial use and has the industrial quantum and allowable uses structure that fits a knitting mill?

That is why it can help to ask, even early, how the development defines industrial and ancillary areas and whether there are pre-existing constraints tied to strata subdivision or use allocation.

B2 factories, subletting, and operational flexibility

Many B2 developments allow leasing or sub-leasing of space, and in multi-user B2 developments there may be conditions attached to how car parking lots are handled for strata units.

This is not just an administrative point. It affects planning for growth, staffing changes, and how you might partner with another production or service provider. If your knitting operation needs to scale gradually, a B2 space model that supports leasing flexibility can be useful. But the zoning logic still applies. Even if subletting is possible, the use quantum and allowable uses framework still govern what can be operated in the space.

If you are thinking about partnering with a specialist for repair or servicing, or you are planning a workflow that uses some shared industrial support, leasing flexibility can help. But do not treat it as a free pass to reclassify uses after the fact. The zoning intent remains the anchor.

Buying vs renting: what I would check before deciding

Public planning guidance around B2 does not state a universal rule that buying is better than renting. That decision should follow your production timeline, your certainty about the operational requirements, and the specific development's constraints.

Still, the zoning structure influences how you should think about flexibility:

- If you expect your knitting mill layout to evolve, you want a unit where the industrial allocation can realistically accommodate your equipment density, workflow, and storage needs within the predominant use framework.
- If the building has tightly defined ancillary and White component areas, you may have less room to adjust how spaces are used later, even if leasing or subletting is allowed.

A practical way to frame it is to compare not just the unit's surface area, but how much of that area is likely to be usable for your industrial purpose without triggering planning issues. For a manufacturing business, that is the part you feel day to day.

What “upcoming new B2 industrial space” should mean for you

When someone mentions upcoming new B2 industrial space, I treat it as a cue to ask about the development plan, not just availability. New projects can be attractive because they may offer modern building systems, clearer layouts, and updated industrial services.

But zoning compliance is not something you can “opt out of” later. For B2, the industrial quantum (at least 60% industrial gross floor area for industrial or predominant uses) still applies. Allowable predominant and ancillary uses still need to fit the permitted categories. White component uses remain subject to planning evaluation, and where GPR unlock mechanisms apply, the development still has to satisfy the stated requirements for industrial and White uses.

So if you are evaluating a new b2 general industrial project for a knitting mill, make it a point to validate the use mix assumptions early. A developer may describe the space in marketing language, but your operational plan should be tested against the same zoning framework the development itself must satisfy.

Practical due diligence for a knitting mill in B2 (the questions that matter)

You do not need an architect's degree to ask the right questions. You do need to be specific enough that answers can be verified later.

Here is a short list of the most useful checkpoints when assessing a B2 industrial factory for knitting operations:

- Confirm that knitting mills are treated as an allowable predominant use within the development's permitted use framework.
- Check the industrial gross floor area allocation versus the 60% industrial requirement, and understand what counts toward the 40% ancillary/support allowance.
- Clarify whether any showroom or client-facing space is intended for display purposes that match B2 showroom controls (not on-site sale).
- If the development includes White component space, ask how White uses are planned, and whether GPR unlock conditions were accounted for in the overall design.
- Verify leasing or sub-leasing assumptions and any conditions that apply in multi-user settings, so your future plans do not conflict with the development's structure.

That approach keeps you grounded in zoning reality, rather than hoping the space will "work out" once you move in.

Common edge cases I have seen in B2 knitting mill planning

B2 is flexible enough to support real industrial operations, but edge cases do appear, especially when tenants try to blur boundaries between industrial work and customer-facing activities.

One edge case is assuming that because "office" and "meeting rooms" are allowable ancillary uses, you can place them anywhere at any scale. The 60/40 industrial quantum forces trade-offs. If your knitting mill uses more space for production than expected, the ancillary area needs to shrink or be redesigned to remain within permitted allocation logic.

Another edge case is showroom expectations. If a team plans to bring customers in for frequent browsing and direct purchases, it can quickly clash with how B2 showrooms are controlled. B2 showroom allowances [B2 industrial for sale Singapore](#) focus on display of bulky or non-over-the-counter products, or products delivered or installed off-site, with on-site sale generally not permitted and agency endorsement generally needed. A knitting mill may still want a showroom for samples, but it needs to operate with that constraint in mind.

A third edge case involves White component use ambitions. Because White uses are subject to planning evaluation, you may not get the level of certainty you want just by seeing that a use category exists. The GPR unlock mechanism and the overall development allocation can affect what is realistically permissible.

How to think about layout when production drives the zoning

Even without getting into architectural drawings, the zoning rules push you toward a certain kind of internal planning mindset.

A knitting mill has a production core, with storage and maintenance support flowing around it. If you treat the production core as non-negotiable, you naturally align with B2's predominant use emphasis. The ancillary functions then become "support to the workflow," rather than "space competing with machines for the same allocation."

Where I have seen successful teams handle this well, they tend to map their operations into three buckets:

- production and industrial handling that must remain the backbone
- support rooms that help operations continue smoothly
- any customer-facing or display functions that must match the allowed use character for B2

This is not just compliance. It makes operations simpler, because you avoid building a factory around a wish list that cannot be justified later under the zoning framework.

What to make of the “new B2 factory” label when you see it in listings

You might see phrases like “new B2 factory” in listings, and it can mean several things in practice. From a zoning perspective, it is less important that the building is new, and more important that the development is properly designed and permitted within B2 allowable uses.

Ask yourself: does the development’s intended use mix support industrial predominance for knitting mills, and does it preserve the industrial quantum requirement? If a listing is vague, you will end up doing the zoning work yourself through questions and confirmations.

The good news is that B2 gives you a structured basis for that work. You are not guessing blindly about whether knitting mills fit. The guidance explicitly includes knitting mills under allowable predominant uses, and it defines the industrial allocation logic that controls how much room is left for ancillary and White-type functions.

B2 and the “fit” for production teams, not just landlords

For operations people, zoning can feel abstract. But B2 is actually quite practical because it forces clarity. If you are running a knitting mill, you do not want to buy into a development that looks industrial on day one and slowly pushes your business into a grey area on day ninety.

B2’s system also protects the industrial character of the environment. That means your neighbors are also likely to be there for industrial and related permitted activities, not just offices that gradually turn into retail or warehousing that blurs into something else.

And if you are building partnerships, B2’s allowable categories like repair and servicing, assembly, and industrial training can align with how production ecosystems work.

A grounded way to decide between different B2 options

When comparing B2 general industry factory options, I encourage a decision framework that is rooted in zoning constraints and production needs. Not every “B2-sounding” unit will be equally good for your knitting mill, because the same zoning category can house different internal use mixes depending on development design.

If you must summarize the trade-offs in one sentence: the best B2 option is the one where your knitting operation can occupy the industrial role clearly, while the support and any display functions stay within the allowed ancillary and White component boundaries.

Final practical takeaway for knitting mills in B2

Knitting mills fit B2 because knitting mills are explicitly an allowable predominant use, and B2’s rules are designed around industrial predominance. The most important constraints are measurable and actionable: at least 60% of total industrial gross floor area must be industrial or predominant uses, with up to 40% allowed for ancillary or support uses. Showroom use is tightly controlled and not meant for on-site sale, and White component uses depend on planning evaluation and may be tied to GPR unlock conditions.

If you want a B2 industrial factory that supports a real knitting operation, treat the zoning framework as part of your feasibility work, not an afterthought. That mindset is what turns “we found a B2 unit” into “this B2 unit can

carry the business we are building.”

If you are ready to narrow your search, tell me the kind of knitting operation you are running, your rough production space needs (even a range), and whether you expect client visits or just deliveries. I can help you translate those needs into zoning questions you can ask for any B2 industrial space you are considering.